



**Jasmin House, Edison Way, Arnold, Nottingham NG5 7NJ**  
Guide Price £110,000-£120,000 Leasehold



# Jasmin House, Arnold

2 Bedrooms, 1 Bathroom

Guide Price £110,000-£120,000

- Two Bedroom Third Floor Apartment
- Open Plan Living
- Allocated Parking
- Ideal Investment or FTB
- Popular Development
- Excellent Location
- No Onward Chain

GUIDE PRICE £110,000-£120,000. Situated in a popular modern development affording easy access to Arnold, Mapperley Top & Nottingham City Centre this two bedroom third floor apartment boasts a spacious open plan living/dining/kitchen, two bedrooms (master with fitted storage) and a fitted bathroom. Benefitting from an allocated parking space and no onward chain, early viewing is strongly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** With fitted carpet, intercom system, wall mounted electric heater, airing cupboard, loft hatch and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN** 18' 7" x 10' 11" (5.66m x 3.33m) The living/dining space has a large uPVC double glazed window to the front elevation, two wall mounted electric heaters and two ceiling lights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, integrated electric oven, inset hob and extractor hood over, fridge/freezer, washing machine, tiled flooring and fitted ceiling spotlights.

**MASTER BEDROOM** 10' 5" x 9' (3.18m x 2.74m) With fitted carpet, fitted wardrobe, uPVC double glazed window to the rear elevation, wall mounted electric heater and ceiling light.

**BEDROOM TWO** 9' 2" x 8' 8" (2.79m x 2.64m) With

fitted carpet, uPVC double glazed window to the rear elevation, wall mounted electric heater and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with a chrome mixer tap and a mains fitted mixer bar shower over, low flush w.c., pedestal wash hand basin, floor covering, heated towel rail and fitted ceiling spotlights.

**EXTERNAL** The property benefits from an allocated parking space.







## Martin & Co Hucknall

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