



40 Edison Way, Arnold - NG5 7NJ

Offers Over **£130,000**





40 Edison Way

Arnold, Nottingham

NO CHAIN! Well-presented 2 double bed top floor penthouse apartment close to Mapperley/Arnold's amenities! Open plan living with superb views, bathroom and allocated parking space with buses nearby!

Council Tax band: B

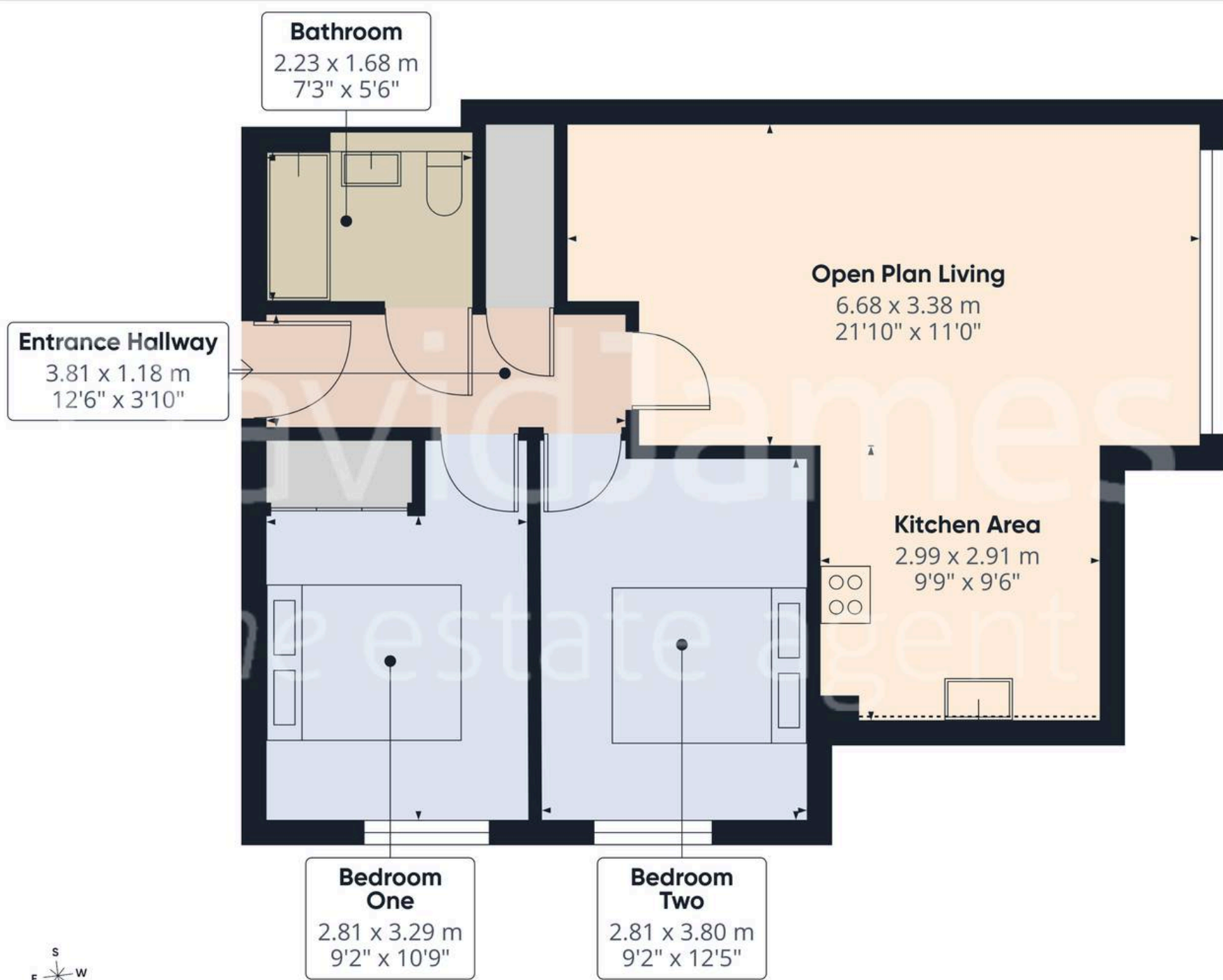
Tenure: Leasehold

- Top floor modern apartment
- Offered to the market with no upward chain
- Ideal for professionals, first-time buyers and investors (tenant already in-situ)
- Popular residential location within easy reach of Arnold and Mapperley's nearby amenities and transport links
- Private entrance hall with intercom system
- Spacious open-plan living/dining/kitchen area with impressive elevated views
- Fitted kitchen with integrated cooking appliances
- Two well-proportioned double bedrooms (main with in-built wardrobes)
- Bathroom with a three-piece white suite and over-bath shower
- Allocated parking space for convenience









Approximate total area⁽¹⁾
62.4 m²
671 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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