

# Robert Ellis

*look no further...*



Edison Way,  
, Arnold  
NG5 7NJ

**£130,000 Leasehold**

0115 648 5485



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#### IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Robert Ellis Estate Agents are delighted to welcome to the market this FANTASTIC TWO BEDROOM TOP FLOOR APARTMENT, ideally positioned in the HEART OF ARNOLD, NOTTINGHAM.

Located just a stone's throw from Arnold town centre, the property is perfectly placed for a wide range of local amenities including shops, supermarkets, cafés and restaurants. Excellent transport links provide easy access into Mapperley, Nottingham City Centre and nearby villages and towns. Families will also appreciate the close proximity to popular schools such as Redhill Academy and Richard Bonington Primary & Nursery.

The apartment itself offers a spacious and well-presented layout. Upon entering, you are welcomed into the hallway, with access to an open plan lounge, diner and kitchen area—flooded with natural light thanks to the striking floor-to-ceiling window. The kitchen is fitted with a range of modern units and integrated appliances.

The property further benefits from two well-proportioned bedrooms, with the primary bedroom also enjoying a floor-to-ceiling window, a contemporary family bathroom with a three-piece suite, and a generous storage cupboard off the hallway.

Externally, the property includes an allocated parking space and a secure intercom entry system.

A VIEWING IS HIGHLY RECOMMENDED to fully appreciate the SIZE, STYLE and LOCATION of this fantastic home. Call our team today to arrange your appointment!



### Entrance Hallway

13'1 x 13'11 approx (3.99m x 4.24m approx)

Secure front entrance door, wall mounted electrical consumer unit, heating control panel, loft access hatch, panelled doors leading off to;

### Airing Cupboard

6'05 x 2'05 approx (1.96m x 0.74m approx)

Featuring Mega Flow hot water cylinder with additional storage and shelving above.

### Bedroom One

13'03 x 9'01 approx (4.04m x 2.77m approx)

UPVC double glazed window to the side elevation, electric wall mounted heater, ceiling light point, built-in wardrobes providing useful additional storage space.

### Bedroom Two

13'03 9'2 approx (4.04m 2.79m approx)

UPVC double glazed window to the side elevation, electric wall mounted heater, ceiling light point.

### Family Bathroom

5'08 x 7'04 approx (1.73m x 2.24m approx)

Modern white three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail, shaving point.

### Open Plan Living Dining Kitchen

living space 22'8 x 11'2 approx - kitchen space 9' (living space 6.91m x 3.40m approx - kitchen space )

Ceiling light point, wall mounted electric heater, carpeted flooring, large UPVC double glazed picture window with views over surrounding area and countryside, open through to kitchen area, Velux roof light to the rear elevation, a range of matching wall and base units incorporating laminate work surface above, stainless steel sink with mixer tap over, integrated oven with electric hob above and extractor hood over, tiled splashbacks, space and point for freestanding fridge freezer, recessed spotlights to the ceiling, tiling to the floor, space and plumbing for automatic washing machine.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

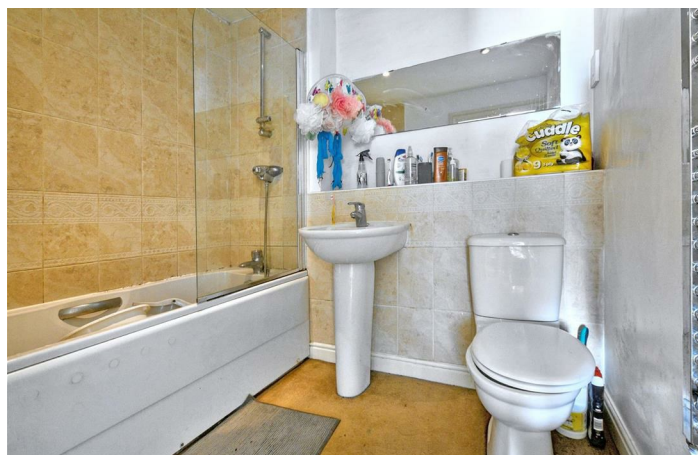
Flood Risk: No flooding in the past 5 years

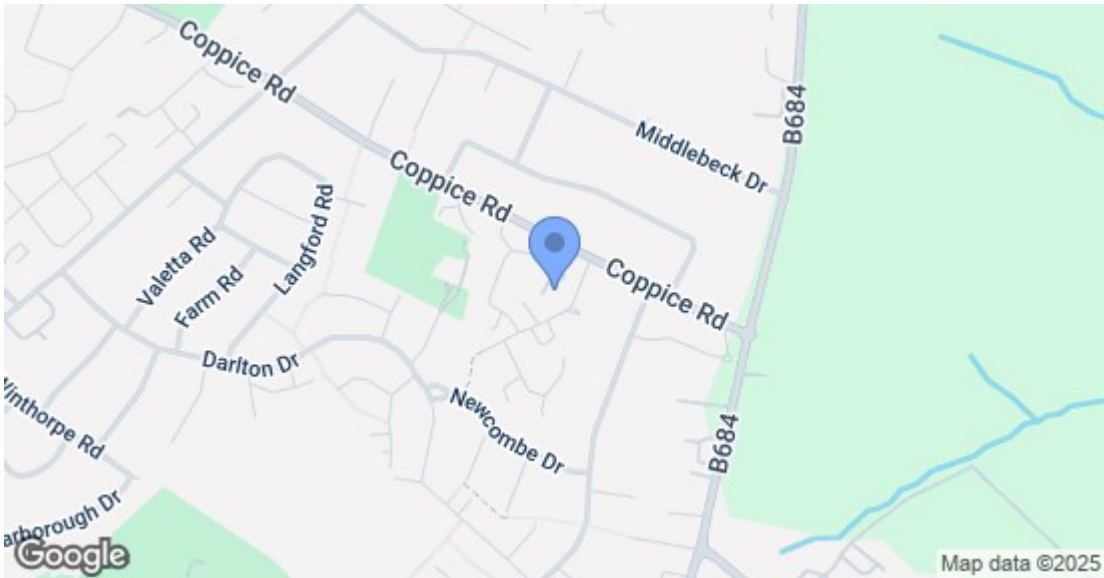
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.