



32 Edison Way, Arnold – NG5 7NJ

Guide Price £130,000 – £140,000



32 Edison Way

Arnold, Nottingham

GUIDE PRICE £130,000 - £140,000 Modern second floor apartment with no chain, conveniently located between Mapperley and Arnold. Open-plan lounge/dining, fitted kitchen, two beds and allocated parking!

Council Tax band: B

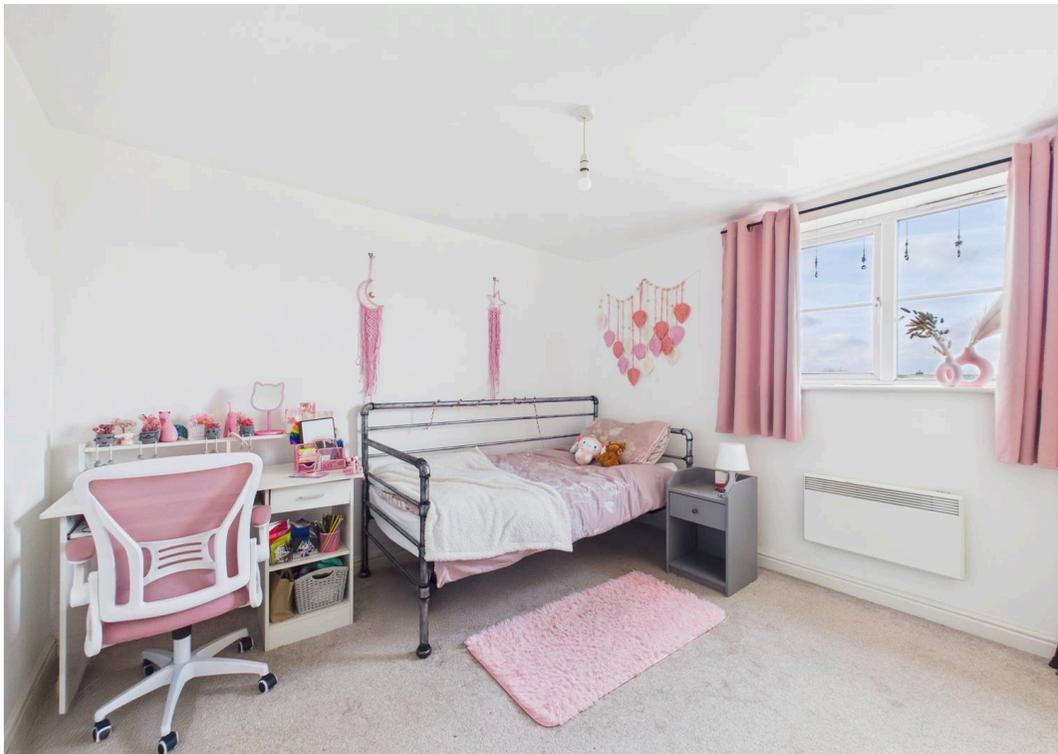
Tenure: Leasehold

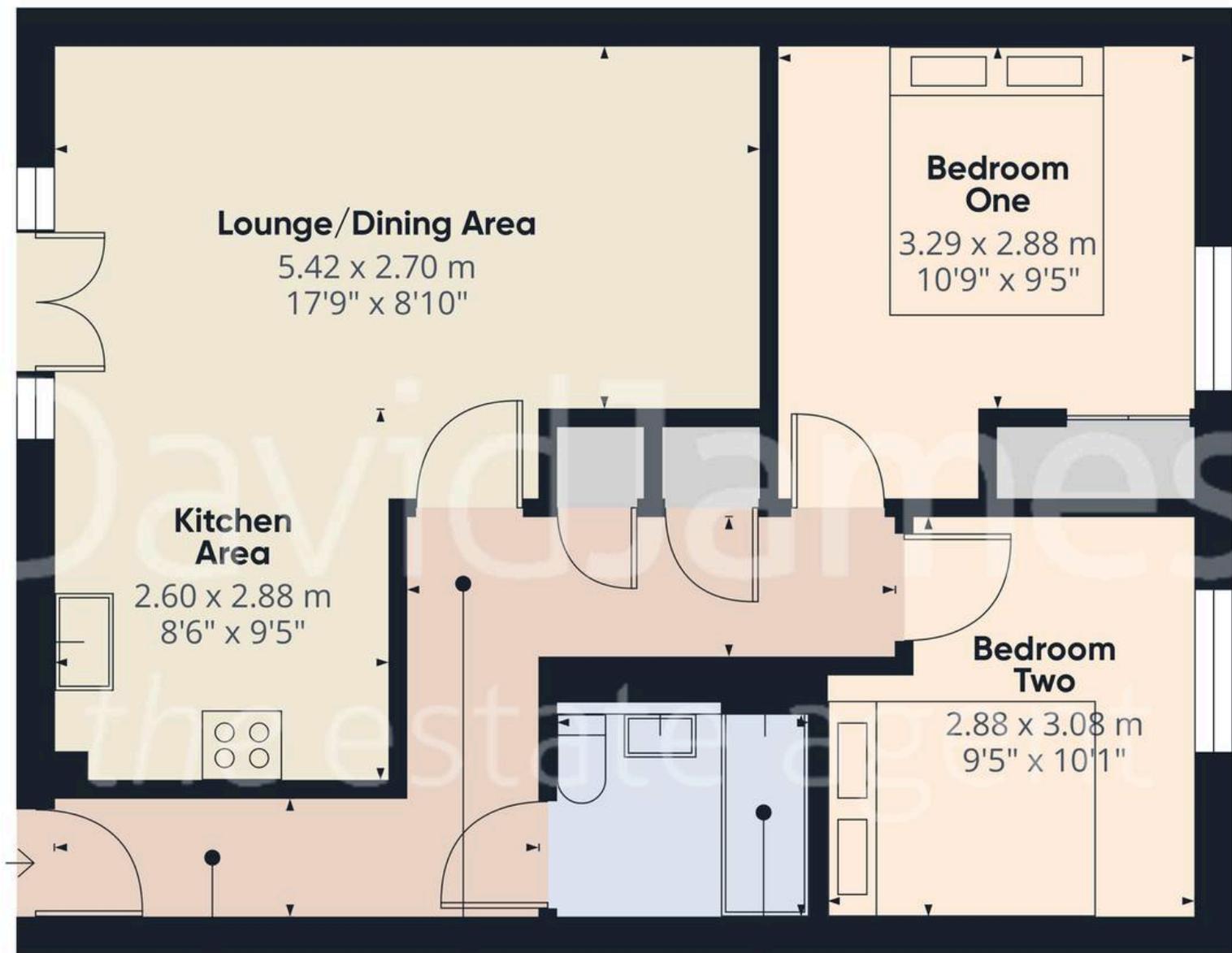
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern second floor apartment with no upward chain
- Sought-after location between Mapperley and Arnold amenities and bus links
- Ideal for first time buyers, professionals and those looking to invest
- Bright and airy open-plan lounge/dining room with French doors
- Adjoining fitted kitchen with integrated cooking appliances
- Two well-proportioned double bedrooms
- Entrance hallway with security intercom system
- Spacious main bedroom with fitted wardrobes
- Modern bathroom with white three-piece suite and mains shower
- Convenient allocated parking space providing off-street parking







Lounge/Dining Area
5.42 x 2.70 m
17'9" x 8'10"

Bedroom One
3.29 x 2.88 m
10'9" x 9'5"

Kitchen Area
2.60 x 2.88 m
8'6" x 9'5"

Bedroom Two
2.88 x 3.08 m
9'5" x 10'1"

Entrance Hallway
3.77 x 1.06 m
12'4" x 3'5"

Entrance Hallway
3.74 x 1.11 m
12'3" x 3'7"

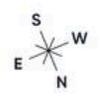
Bathroom
1.96 x 1.66 m
6'5" x 5'5"

Approximate total area⁽¹⁾
56.5 m²
607 ft²

(1) Excluding balconies and terraces

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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