



80 Edison Way, Arnold, NG5 7NJ
£109,950



Marriotts



80 Edison Way Arnold, NG5 7NJ

£109,950

- Ground floor apartment
- Lounge & separate kitchen area
- Allocated parking
- 1 double bedroom
- Bathroom with mains shower
- Electric heating

GREAT FTB/INVESTMENT PROPERTY!! A one-bedroom ground-floor apartment in a popular development just off Coppice Road, close to open countryside and only a short drive from Arnold Town Centre!



Overview

The property is currently tenanted and can therefore be bought with the tenant in-situ making an ideal investment property. Accommodation consists of hallway with security entry phone, one double bedroom, spacious lounge diner and a separate kitchen area with integrated oven and hob. The bathroom suite is in white with a main shower and the property also has UPVC double glazing, electric heating, residents and visitor parking.

Communal Lobby

With entrance door to the hallway.

Hallway

With security entry phone, electric convector heater, airing cupboard housing the hot water cylinder and wood-style laminate flooring continuing through to the bedroom and lounge.



Lounge Area

With two electric convector heaters, two ceiling light points, UPVC double-glazed front window and a media plate.

Kitchen

A range of wall and base units with granite style worktops and inset stainless steel sink unit and drainer. Appliances consist of a brushed steel trim oven and four ring electric hob with extractor. Plumbing for washing machine, space for an upright fridge freezer, ceiling downlights and tiled floor.

Bedroom

With electric convector heater and UPVC double glazed rear window.

Bathroom

Consisting of a bath with glass screen, mains shower and full height tiling. Dual flush toilet and pedestal washbasin with matching tiled surround, electric ladder-style towel rail, tiled floor, electric shaver point, ceiling downlights and extractor fan.

Outside

The building stands within communal and maintained grounds and there is also allocated and visitor parking.

Useful Information

TENURE: Leasehold

LEASE DETAILS: 125 years from January 2003 with 104 years remaining

GROUND RENT: £75 every 6 months - to be reviewed on:

SERVICE CHARGE: £1282.57 - to be reviewed on:

COUNCIL TAX: Gedling Borough Council - Band A

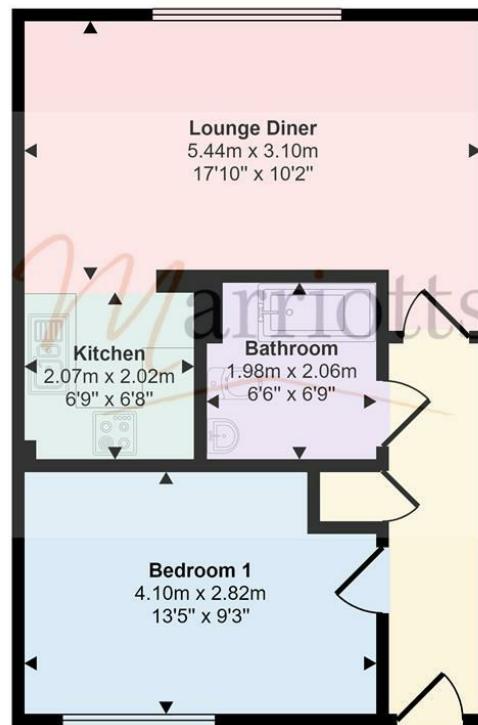
*The lease information has been provided to Marriots and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide



only.*

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.

Approx Gross Internal Area
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	84
(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



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

