



Edison Way,  
Arnold, Nottingham  
NG5 7NJ

**£88,000 Leasehold**

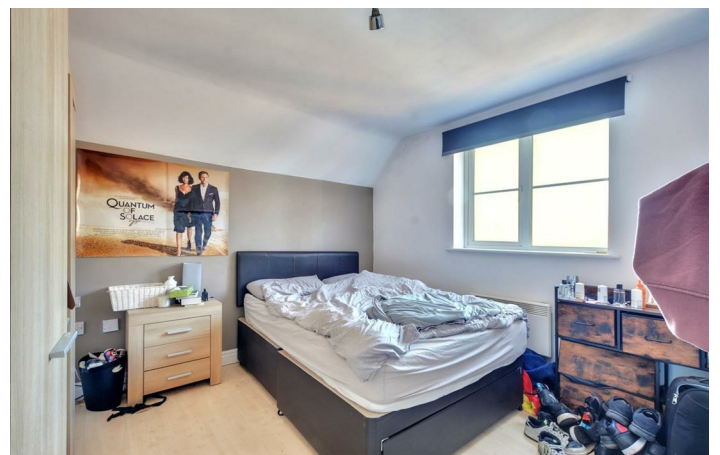


Robert Ellis Estate Agents are pleased to present this well-kept top floor one-bedroom apartment, located in a popular residential area on Edison Way, Arnold.

The property features an entrance hall, open-plan lounge and kitchen, a spacious double bedroom, and a three-piece bathroom. Additional benefits include an intercom entry system and allocated parking.

Positioned close to local shops, amenities, and transport links, this apartment offers convenient, low-maintenance living making it perfect for first-time buyers, downsizers, or investors.

Offered with no upward chain – early viewing is advised!



### Entrance Hall

Front entrance door, laminate flooring, intercom entry system, wall mounted storage heater and doors to:

### Open Plan Living/Dining Kitchen

18'0" x 18'9" max (5.5m x 5.74m max)

Double glazed window to the side, two wall mounted electric heaters, TV point and laminate flooring.

The kitchen has tiled flooring, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge freezer, electric oven, electric hob over and extractor fan above, spotlights to the ceiling.

### Bedroom

10'10" x 11'6" max (3.32m x 3.51m max)

Laminate flooring, double glazed window, wall mounted storage heater.

### Bathroom

5'2" x 6'9" max (1.6m x 2.08m max)

Linoleum flooring, low flush w.c., wash hand basin with mixer tap, tiled splashback, shaver point, spotlights to the ceiling, heated towel rail, bath with mixer tap and mains fed shower over, double glazed window.

### Outside

There is an allocated parking space.

### Council Tax

Gedling Borough Council Band A

### Agents Notes

The property is leasehold with a 125 year which commenced 1.1.03.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKy

Broadband Speed - Standard 8mbps Superfast 67mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

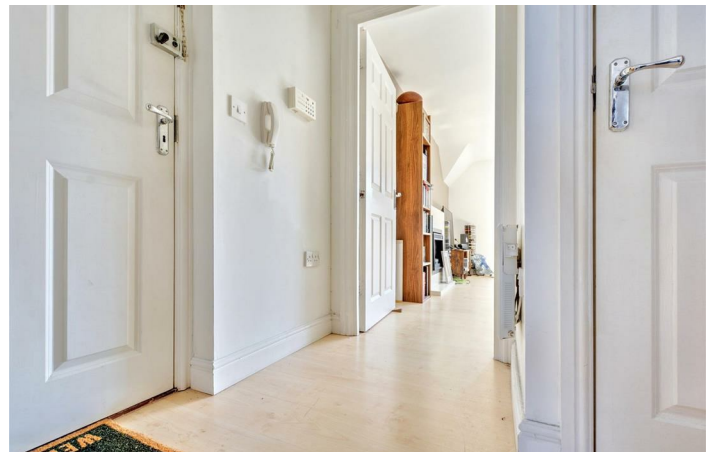
Flood Defenses – No

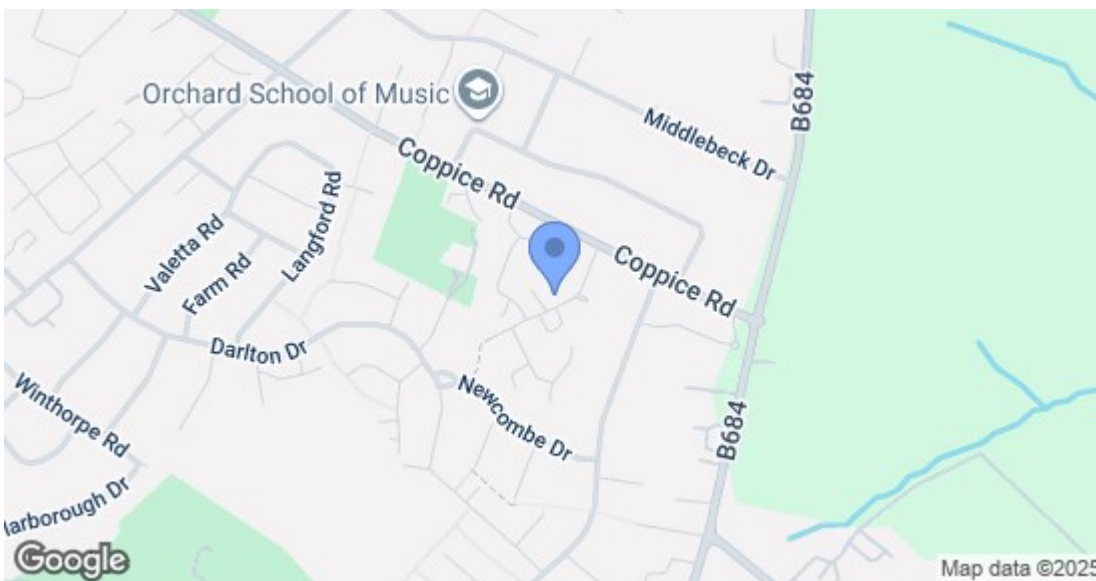
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

PLEASE NOTE: THIS APARTMENT IS BEING SOLD AT 80% OF THE MARKET VALUE OF £110,000 BUT THE PURCHASER WILL OWN 100% OF THE APARTMENT - AFFORDABLE HOUSING SCHEME





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.