Robert Ellis

look no further...

Edison Way,
Arnold, Nottingham
NG5 7NJ

£88,000 Leasehold

0115 648 5485

/robertellisestateagent @robertellisea

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 with NO UPWARD CHAIN.

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 storge 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

Affordable Housing Scheme
Eligibility Summary for Buyers (Section 106 Affordable Housing)
This property is subject to a Section 106 Affordable Housing Agreement.
Any purchaser must meet the Council's criteria for a Household in Local Housing Need, and the Council must approve the buyer before a sale can proceed.

A buyer must fall into at least ONE of the following categories:
• Already living in the Borough and needing their own accommodation (e.g., new household, relationship breakdown, overcrowding).
• Existing resident who needs to move due to financial changes (e.g., loss of job/tied accommodation, Housing Benefit changes, insecure or unsuitable housing).
• Someone needing to move into the Borough for health or social support reasons (e.g., to be near family for care).
• Someone with a job offer in the Borough but unable to take it up due to lack of affordable housing.
• Anyone on the Council's housing waiting list or eligible to be on it.

Price restriction • The property must be sold at 80% of open market value. • Future resales will also be restricted to 80% of market value.
Council approval • The Council must confirm the buyer meets the eligibility criteria before exchange. • Land Registry will not register the transfer without the Council's certificate.

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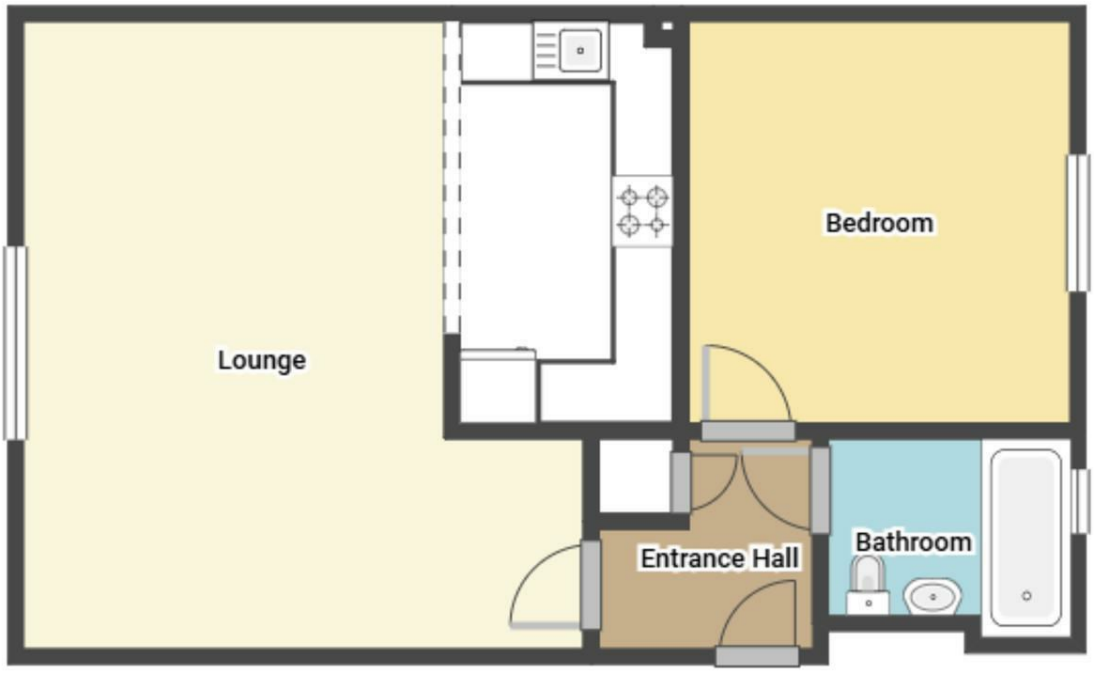
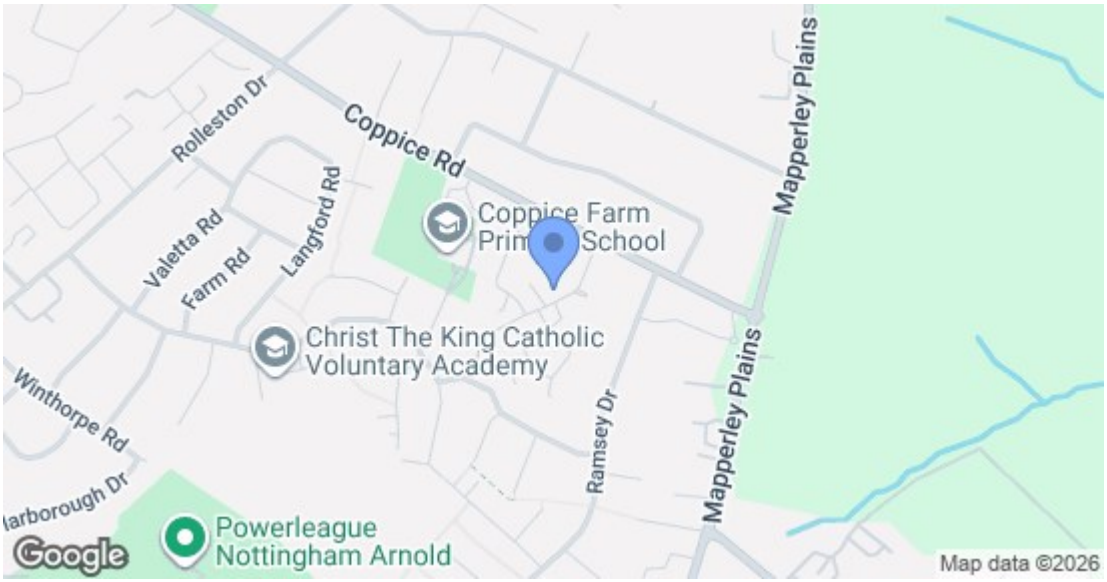
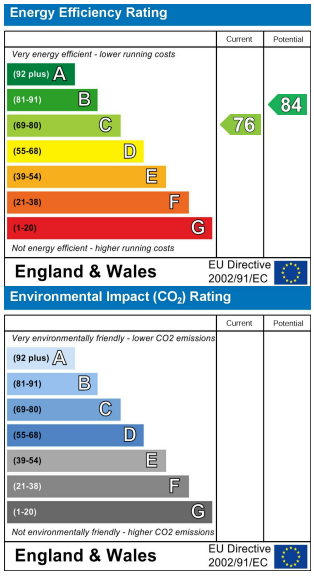
ESTATE AGENTS







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.

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