

25 Kingswell Avenue, Arnold - NG5 6SY

Guide Price **£130,000**

DavidJames
the estate agent







25 Kingswell Avenue

Arnold, Nottingham

NO CHAIN! Modern second floor apartment with Arnold's amenities and transport links on the doorstep! Two bedrooms, lounge/dining room, kitchen, bathroom and en-suite alongside a gated carpark!
Council Tax band: B

Tenure: Leasehold

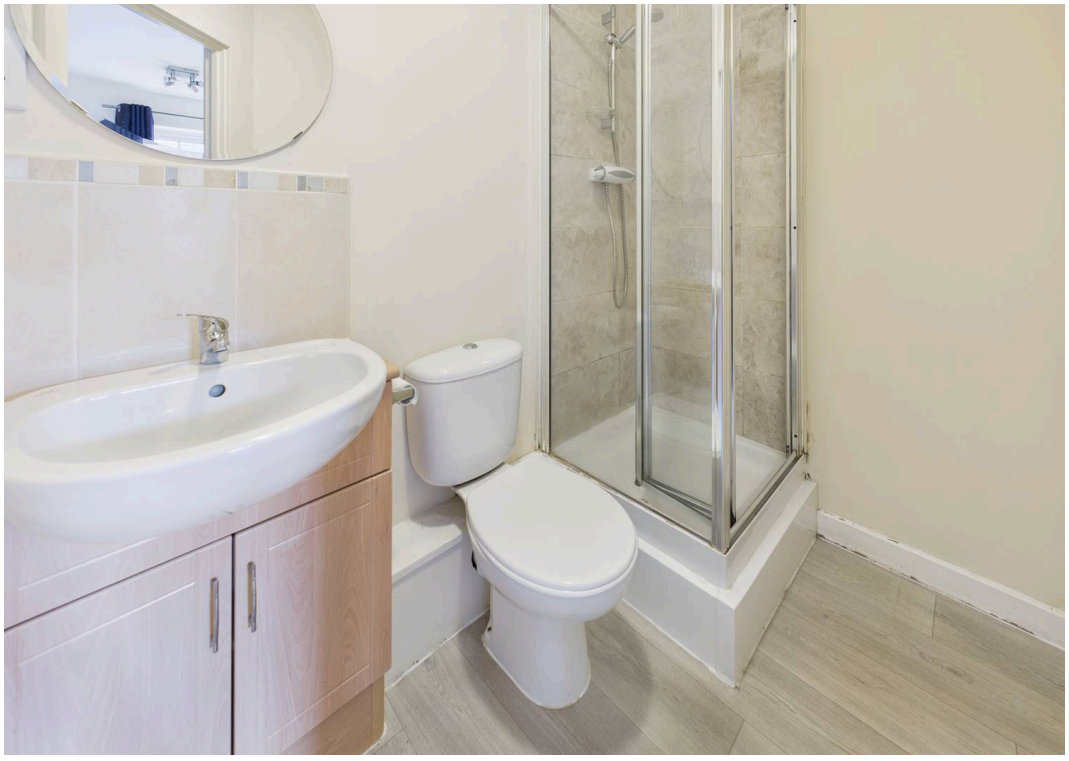
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented second floor modern apartment
- Offered to the market with no upward chain
- Ideal for first-time buyers, professionals and investors
- Close to Arnold's amenities, supermarkets and excellent transport links
- Entrance hall with useful storage and an intercom system
- Generous lounge/dining room with excellent views and a feature electric fire
- Fitted kitchen with integrated cooking appliances
- Two bedrooms (main bedroom with en-suite)
- Three-piece bathroom with an over-bath shower
- Gated carpark with an allocated vehicle space













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Approximate total area(1)

58.7 m²

633 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.

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