



54 Cross Street, Arnold – NG5 7BG

Guide Price **£90,000**

DavidJames
the estate agent



54 Cross Street

Arnold, Nottingham

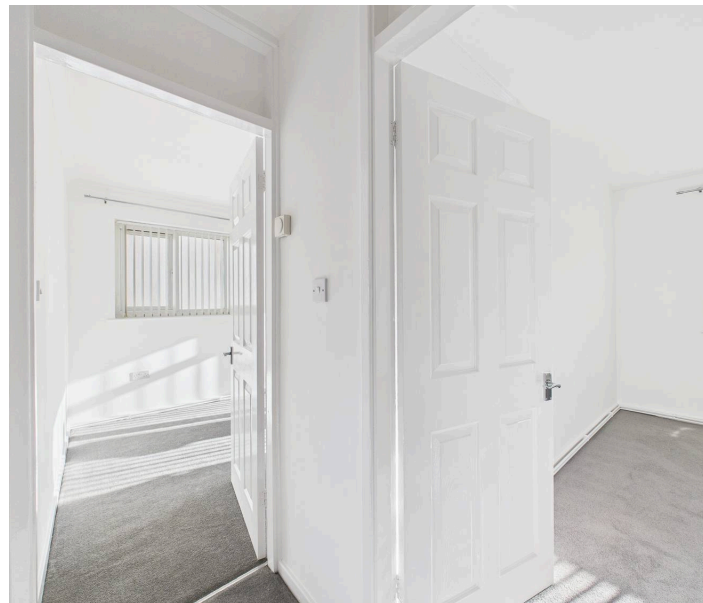
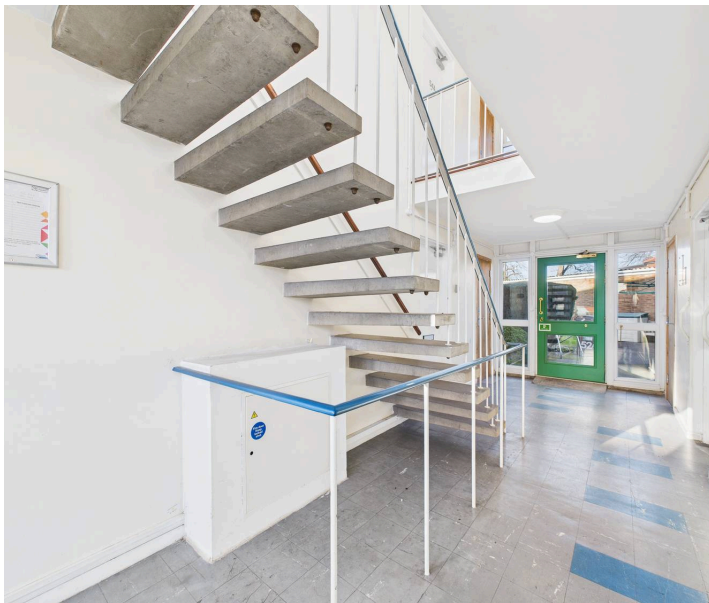
Well-presented first floor 1 bed flat just a short walk from Arnold's amenities and bus services! Available with no chain and perfect for a first-time buyer, investor or those looking to downsize. Council Tax band: A

Tenure: Leasehold

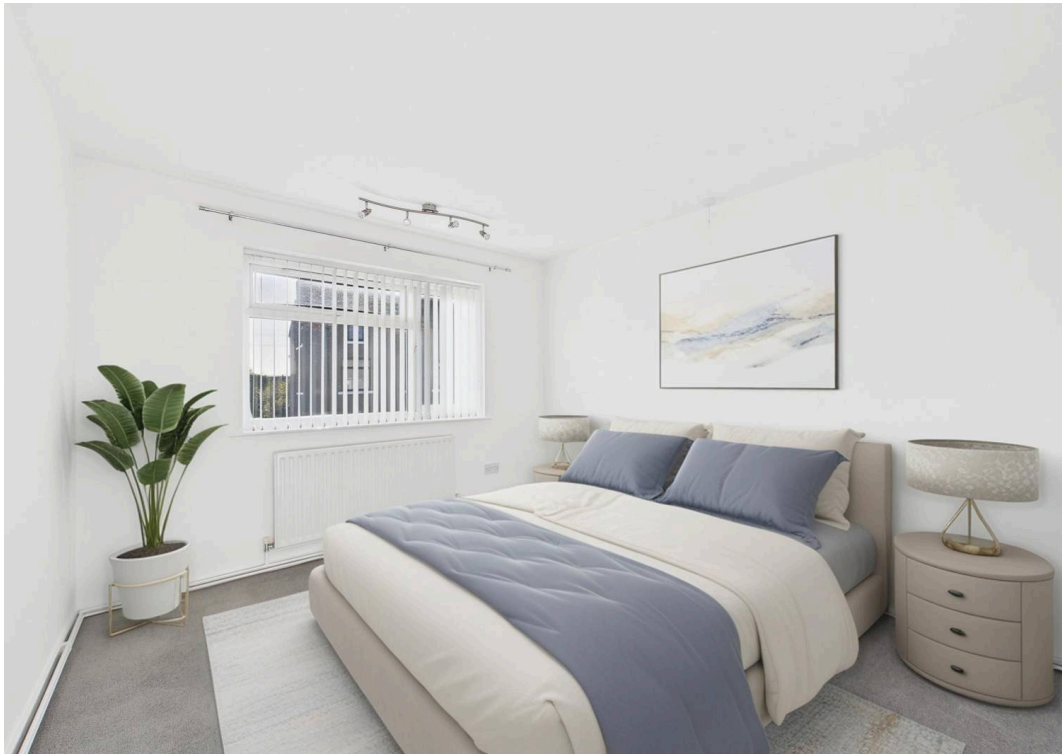
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First floor flat available with no chain
- Ideal for a first-time buyer, investor or those looking to downsize
- Bright and spacious lounge featuring dual aspect windows and a feature gas fire
- Fitted kitchen with wood-finish units and integrated cooking appliances
- One generous double bedroom
- Modern bathroom with three-piece suite and electric Triton shower
- Recently recarpeted throughout with neutral décor
- Gas central heating and UPVC double glazing
- Walking distance to Arnold's local shops, cafes, and essential amenities for everyday convenience
- Excellent public transport links, perfect for commuting or accessing nearby towns and city centres







Approximate total area⁽¹⁾

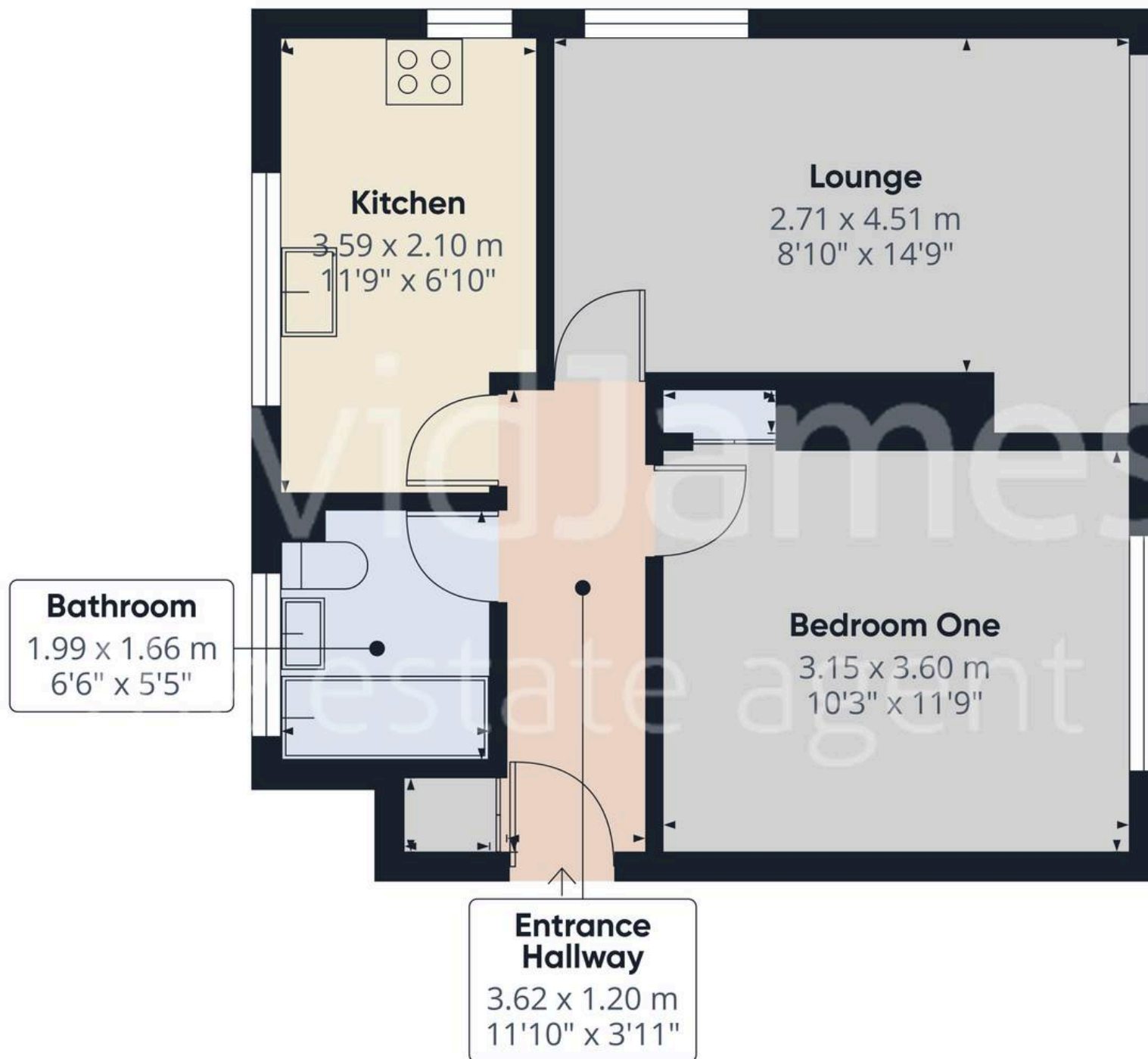
40.4 m²

433 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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