



Flat 12, Aria Court, 479 Mansfield Road – NG5 2JJ

Guide Price £100,000 – £110,000



Flat 12

Aria Court, Nottingham

GUIDE PRICE £100,000 - £110,000 CHAIN FREE FIRST HOME OR INVESTMENT OPPORTUNITY! Light filled second floor flat with lounge/dining room, modern kitchen, bedroom & allocated parking in great location!

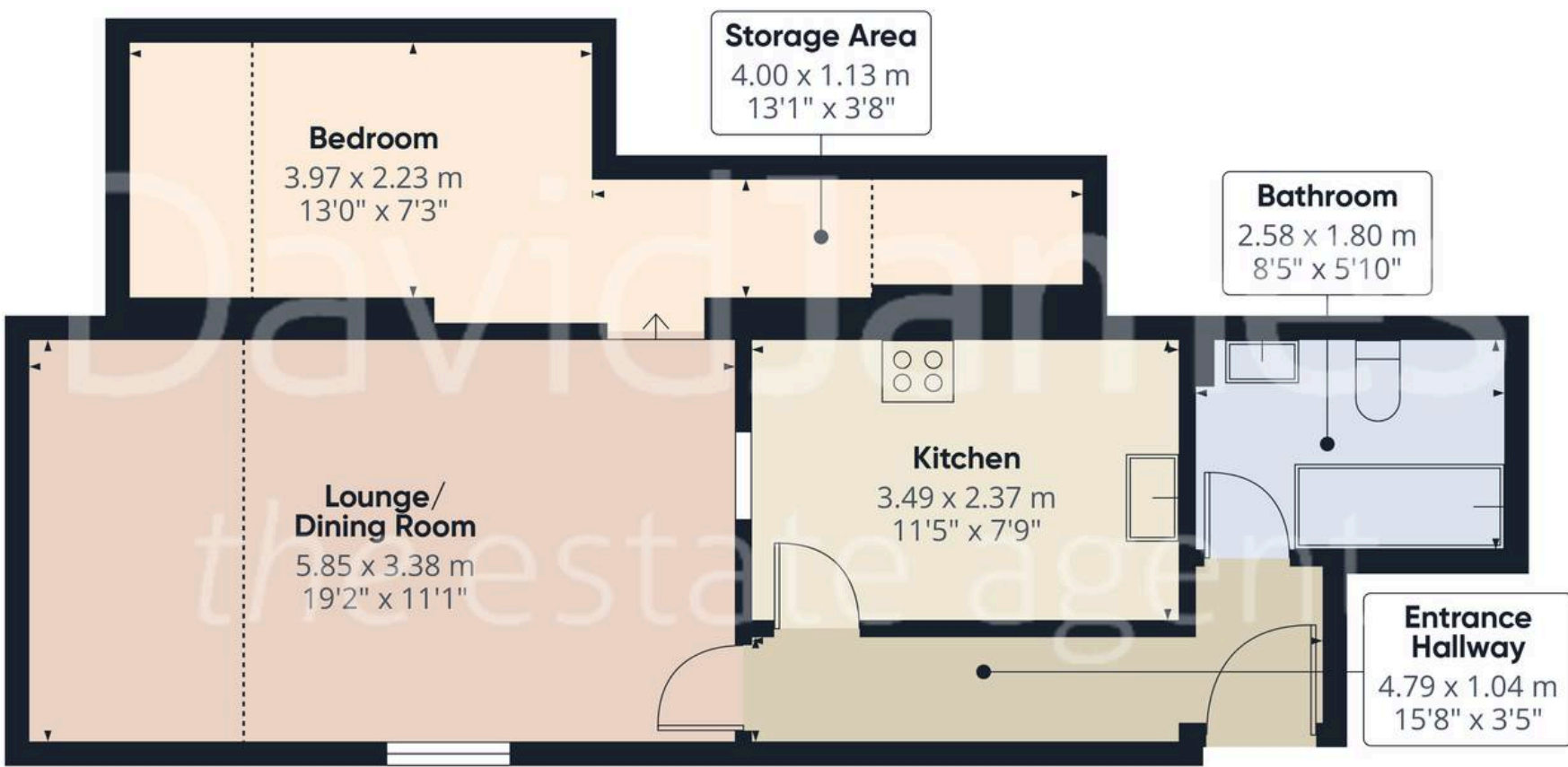
Council Tax band: A

Tenure: Leasehold

- Chain-free one-bedroom second-floor flat in great location
- In walking distance of cafés, restaurants, shops and City Centre bus links
- Ideal purchase for first-time buyers or investors
- Welcoming entrance hallway with wood-effect flooring
- Light filled lounge with views across the surrounding area
- Spacious dining/kitchen with modern white gloss kitchen units
- Spacious bedroom featuring roof light and additional storage area
- Modern white three-piece bathroom suite with shower over bath
- Gas central heating powered by a combination boiler
- Allocated parking space and secure intercom entry system







Approximate total area⁽¹⁾
51.5 m²
554 ft²

Reduced headroom
9.8 m²
105 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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