



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

Guide Price £90,000

DavidJames
the estate agent



Flat 12

Aria Court, Nottingham

GUIDE PRICE £90,000 – £100,000. CHAIN FREE FIRST HOME OR INVESTMENT OPPORTUNITY! Light filled second floor flat with lounge/dining room, modern kitchen, bedroom & off-street parking in great location

Council Tax band: A

Tenure: Leasehold

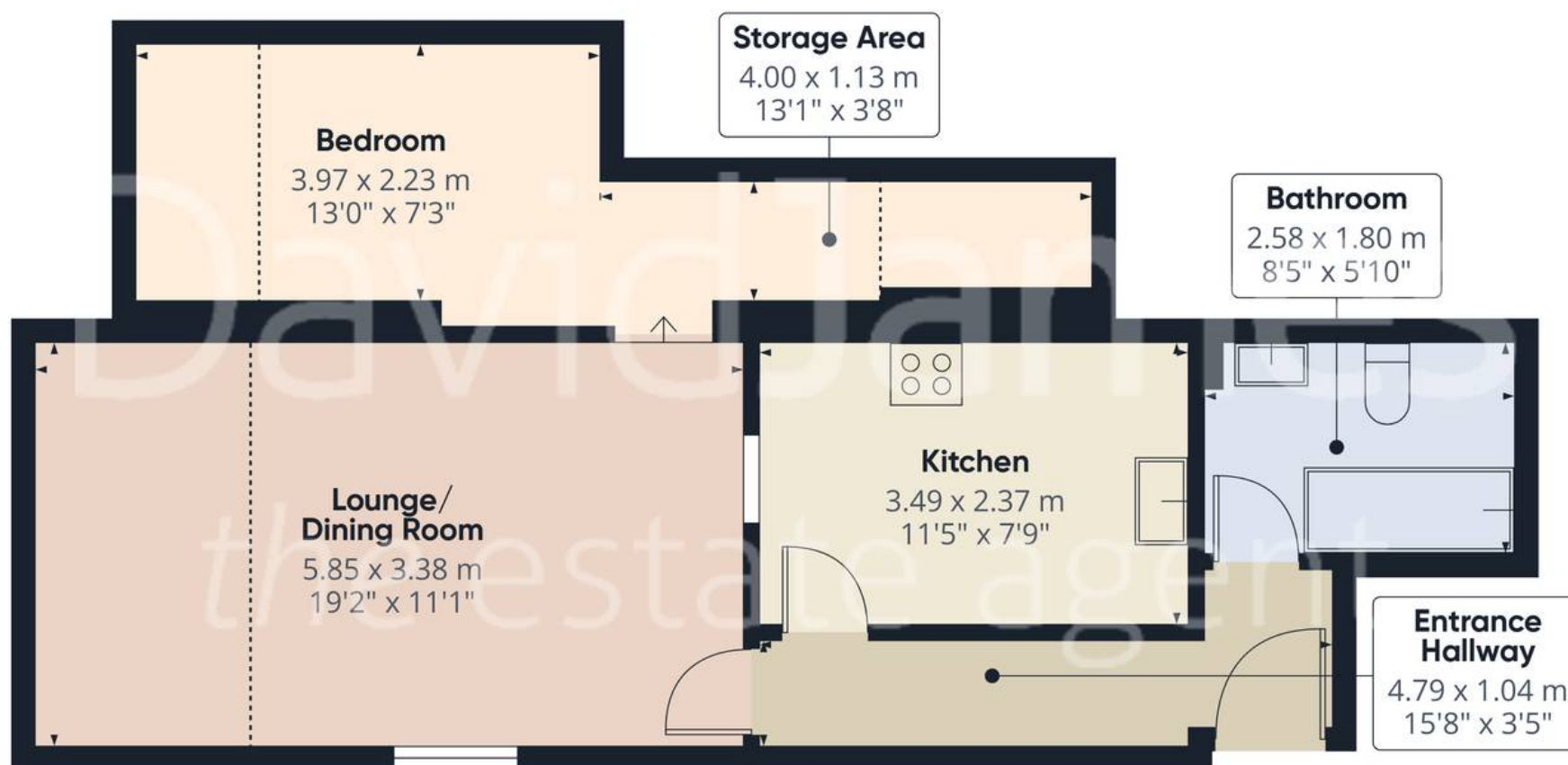
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious second-floor flat in a great location sold with no upward chain
- One double bedroom featuring roof light and additional storage area
- 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
- Modern white three-piece bathroom suite with shower over bath
- Gas central heating powered by a combination boiler
- Off-street parking and secure intercom entry system
- In walking distance of cafés, restaurants, shops and City Centre bus links
- Ideal purchase for first-time buyers or investors







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.

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