

2

1

1

D

DavidJames
*the* estate agent

**Edison Way, Arnold, Nottingham, NG5 7NJ**

**£800 Per Month**



# About This Property

A two bedroom top-floor modern apartment occupying a convenient position close to both Arnold and Mapperley, with excellent access to local shops, supermarkets, cafés, restaurants and transport links into Nottingham City Centre and the surrounding areas.

The accommodation is accessed via a secure communal entrance with intercom system, leading up to a welcoming private hallway.

The centrepiece of the property is the bright and spacious open-plan living, dining and kitchen area, offering a generous and versatile layout ideal for both relaxing and entertaining. Large windows flood the room with natural light whilst providing attractive elevated views across the surrounding area and countryside beyond. The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces, tiled splashbacks and integrated cooking appliances, with additional space for further freestanding appliances.

There are then two well-proportioned double bedrooms, with the principal bedroom further benefitting from built-in wardrobes, providing excellent storage space.

Completing the accommodation is a modern bathroom fitted with a three-piece white suite comprising a bath with mains-fed shower over, washbasin, WC and heated towel rail.

Externally, the property benefits from an allocated parking space.

TENANCY DETAILS
Available From: 17th November 2026
Furnishing: Unfurnished
EPC Rating: D
Council Band: B

- Top floor modern apartment
- Two well-proportioned double bedrooms (main with in-built wardrobes)
- Private entrance hall with intercom system
- Spacious open-plan living/dining/kitchen area with impressive elevated views
- Fitted kitchen with integrated cooking appliances
- Bathroom with a three-piece white suite and over-bath shower
- Freshly painted throughout
- Double glazing
- Allocated parking space
- Popular residential location within easy reach of Arnold and Mapperley's nearby amenities and transport links



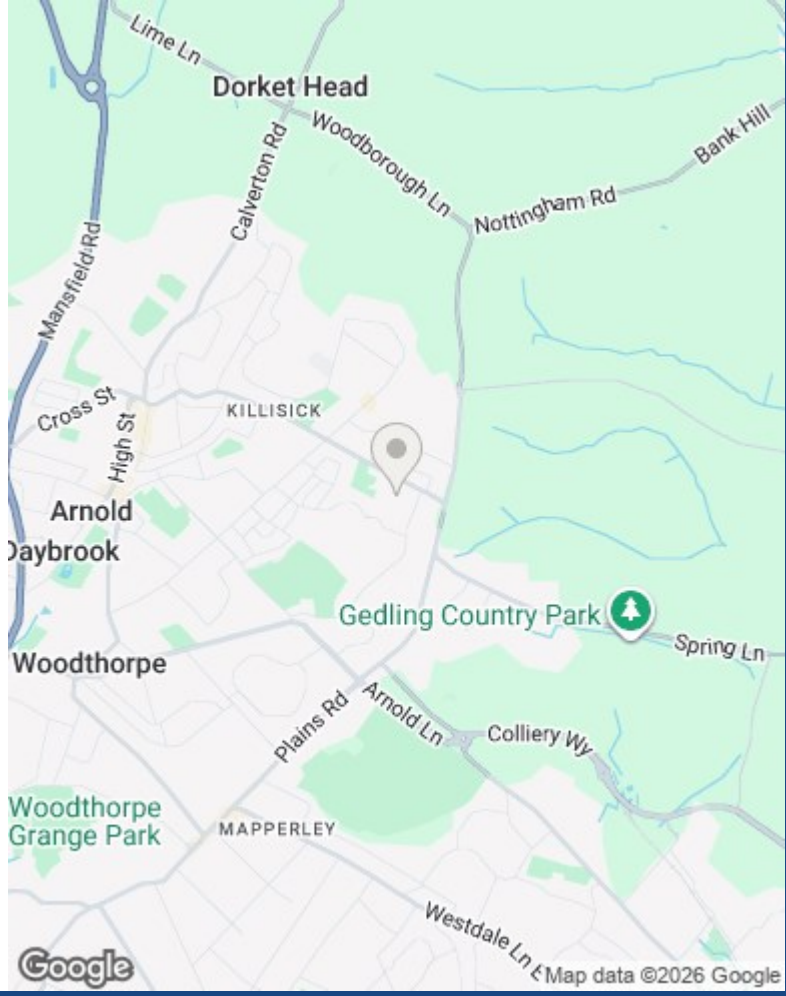











These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: B**
**Gedling Borough Council**

DavidJames
*the* estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark PROTECTED

The Property Ombudsman