

# HoldenCopley

PREPARE TO BE MOVED

Sneinton Dale, Sneinton, Nottinghamshire, NG3 7DN

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£725 PCM

## APARTMENT LIVING...

This one bedroom ground floor apartment is immaculately presented throughout boasting of new neutral modern accommodation making the perfect home for any couples or working professionals looking to be located in the popular location of Sneinton within close proximity to a range of shops, eateries and transport links into the City Centre. Internally the property comprises of an inviting entrance hall, modern fitted kitchen/diner, separate spacious living room serviced by a three piece shower suite. Outside to the front is off street parking facilities for one car with a fence surround.

MUST BE VIEWED



- Ground Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Three Piece Shower Suite
- Neutral Decor Throughout
- Off Street Parking For One Car
- Popular Location
- 360 Virtual Tour
- Available Mid May

## ACCOMMODATION

### Entrance Hall

7'6" x 5'1" (2.31m x 1.55m)

The entrance hall has wood effect flooring, smoke alarm and a single UPVC door providing access into the accommodation

### Kitchen/Diner

13'11" x 9'8" (4.26m x 2.97m)

The kitchen/diner has wood effect flooring, a wall mounted electric heater, a range of fitted wall and base units with wood effect worksurfaces, smoke alarm, integrated oven with electric hobs, stainless steel splashback and an extractor fan, stainless steel sink and a half with a drainer and mixer taps, space for a fridge and other appliances and a UPVC double glazed window to the front elevation

### Living Room

11'3" x 11'4" (3.43m x 3.47m)

The living room has wood effect flooring, wall mounted electric heater and a UPVC double glazed window to the front elevation

### Bedroom

9'8" x 11'4" (2.95m x 3.47m)

The bedroom has wood effect flooring, a wall mounted electric heater, smoke alarm and a UPVC double glazed window to the front elevation

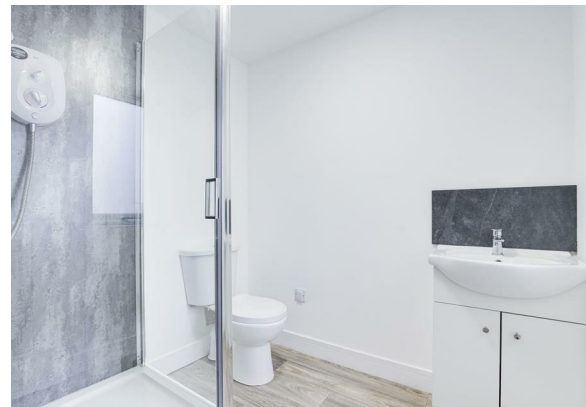
### Bathroom

7'8" x 5'4" (2.34m x 1.64m)

The bathroom has wood effect flooring, a vanity washbasin with mixer taps, low level flush WC, corner shower enclosure with a wall mounted electric shower and an extractor fan

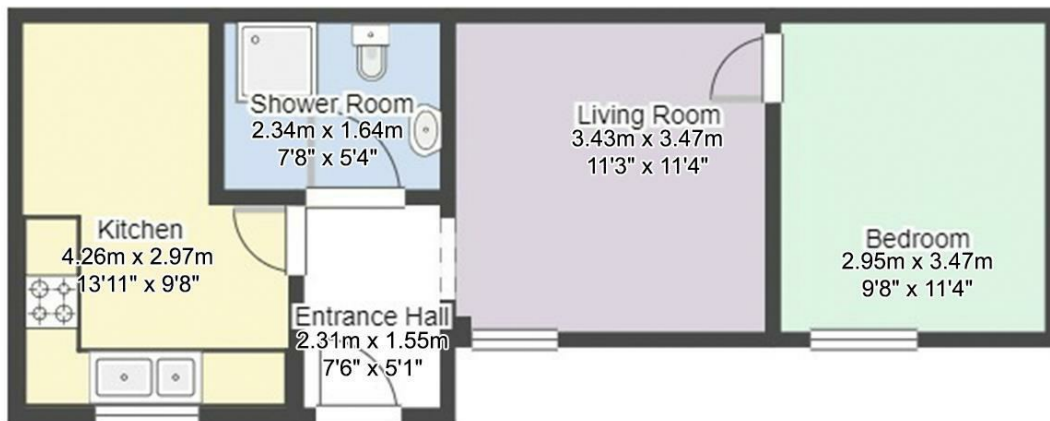
### Outside

Outside to the front is availability for off street parking for one car with a wall surround



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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