



FLAT 3 10A KINGS WALK NOTTINGHAM

£900 PCM

A well presented, furnished second-floor flat within a charming listed building, ideally located in the heart of the City Centre. Situated next to The Cornerhouse and Trinity Square, you'll have an abundance of shops, restaurants, bars, and amenities right on your doorstep.



- Furnished • Located in the heart of the city centre • High ceilings and sash windows • Modern kitchen and bathroom

Entrance / lounge

Inside, the flat opens with a long entrance hallway leading through to a bright and generously sized lounge, ideal for both relaxing and entertaining.

Main bedroom and shower room

The property benefits from a well-proportioned double bedroom and a modern shower room with a walk-in cubicle.

Kitchen

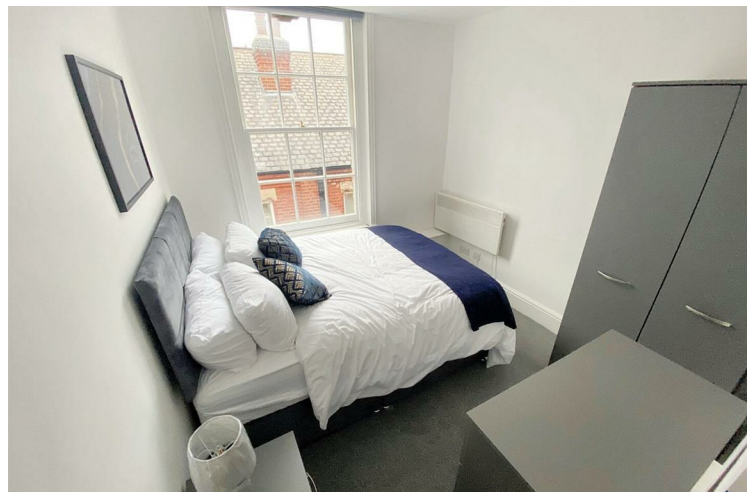
A separate kitchen comes fully fitted with an oven, hob, washer/dryer, and fridge/freezer, offering everything needed for convenient city living.

Additional information

The flat retains its charm with large wooden double-glazed windows, while electric heating provides additional comfort. This property combines modern practicality with period character, making it an excellent opportunity for those seeking stylish accommodation in a vibrant central location.

Council Tax Band = A (Nottingham City Council). EPC Rating = C. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £207.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1038.00. First months rent in advance.

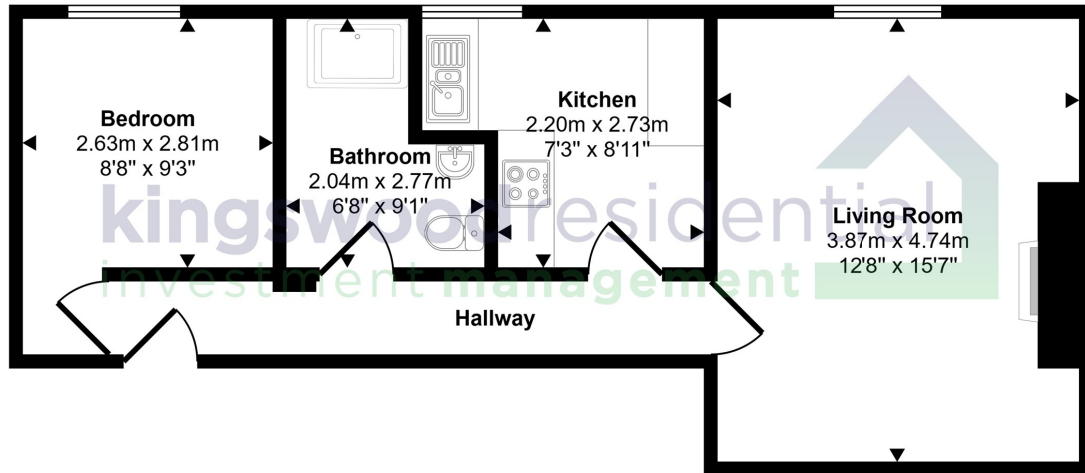
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



- Double bedroom • Spacious lounge • Close to transport links • Electric heating • Council tax band = A • EPC Rating = C



Approx Gross Internal Area
46 sq m / 495 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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