



20 WILBERFORCE ROAD NOTTINGHAM

£975 Per

****360 TOUR AVAILABLE****

A spacious, furnished 1 bedroom top floor apartment - situated within a sought after development in Wilford!



- Sought after development • Top floor apartment • Open plan living and kitchen • Kitchen includes appliances

Apartment details

- Top floor apartment, accessed by the way of a communal stair case (no elevator).
- Entrance hallway with two storage cupboards.
- Bathroom to include a shower over the bath, sink and WC.
- Bedroom to include a double bed with mattress, 2 bed side tables, chest of drawers and an integrated wardrobe.
- Open plan living and kitchen room.
- Kitchen to include fitted units, oven, hob, extractor fan, washing machine and an integrated fridge / freezer.
- Dining area to include a dining table and four chairs.
- Living area to include a 3 seater corner sofa, leg rest and TV stand - there's also a further storage cupboard.
- Private balcony accessed via the living area, to include two outdoor chairs.

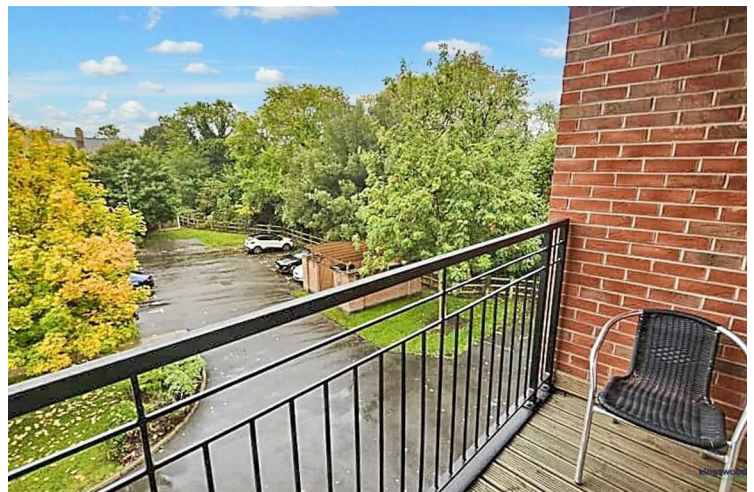
Material information

- Parking: One allocated car park space in an open-air communal car park (not gated).
- EPC Rating: C
- Council Tax Band: B (Nottingham City Council)
- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection with water meter.
- Heating and hot water status: via a gas combi boiler.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk
- Flood Risk: Surface Water = Medium. Rivers and Sea = Very Low. Ground water = Unlikely. Reservoirs - There is a risk of flooding from reservoirs in this area.
- Coal mining area location: on a coalfield

- Planning permission applications in the area:

nottinghamcity.gov.uk/online-applications/

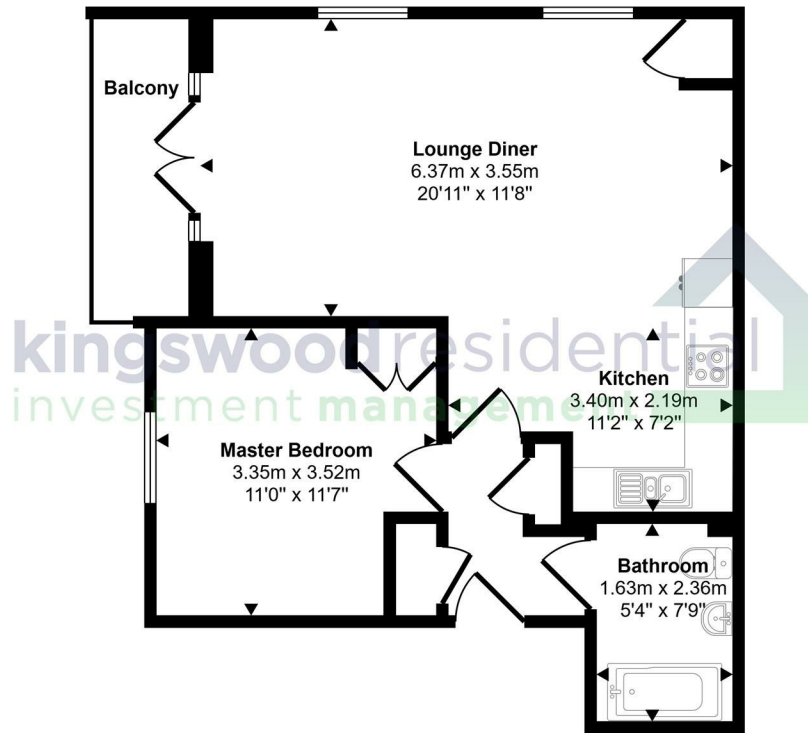
- Post: Post is received via an externally fitted post box on the front of the main building.



- Private balcony • One allocated parking space • Close to West Bridgford and Nottingham City Centre • Gas central heating • Council tax band = B • EPC Rating = C



Approx Gross Internal Area
50 sq m / 535 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	79	80
(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: B

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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