

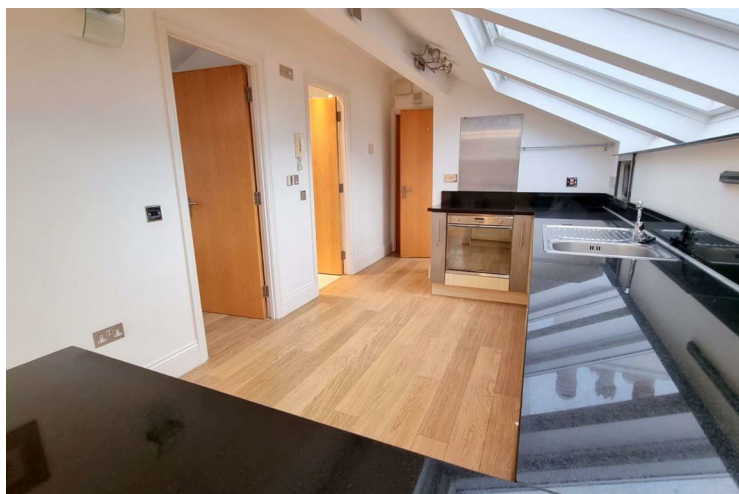


APARTMENT 4H PARK HEIGHTS 4-6 THE ROPEWALK

£975 PCM

Modern Two-Bedroom Furnished Top Floor Apartment – The Park Estate, Nottingham

A beautifully presented two-bedroom furnished apartment, located on the top floor just on the outskirts of The Park Estate and within easy reach of Nottingham City Centre. Finished to a high standard throughout, this property features granite worktops and underfloor heating.



- Top floor apartment • Furnished • Integrated kitchen appliances inc dishwasher • Open plan living • Walking distance to Nottingham City Centre

Kitchen/Diner/Lounge

Upon entering, you are welcomed into a bright and spacious open-plan kitchen, lounge, and dining area. The modern kitchen includes integrated appliances, such as a dishwasher, washing machine, undercounter fridge & freezer. The living area is furnished with a sofa, armchair, and TV stand, whilst also accommodating a dining space where there is a glass top table and four cream chairs. Velux windows to the rear elevation offer stunning views across The Park Estate, West Bridgford, and as far as the Ratcliffe-on-Soar cooling towers.

Bedroom 1

A double bedroom with fitted wardrobes, double bed and mattress, bedside table with drawers, and an additional clothes cupboard. Sliding windows above allow for plenty of natural light.

Bedroom 2

A three-quarter size bedroom featuring a three-quarter bed, fitted mirrored wardrobe, and sliding windows. This room benefits from brown laminate flooring and can be repurposed as a home office or hobby room upon request.

Shower Room

A modern white three-piece suite, comprising a shower cubicle, washbasin with large mirror, low-level WC with chrome push flush, and under-sink storage. A Velux window provides natural light to the space.

Additional information

Council Tax Band = C (Nottingham City Council) EPC Rating = C. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £225 (not a fee and will go towards balance of move in monies if tenancy goes ahead).

Tenancy deposit, equivalent to 5 weeks rent, being £1,125. 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.

Material Information

Flood risk: River and Sea: Very low; Surface Water: Very Low; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Electricity supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: Underfloor heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

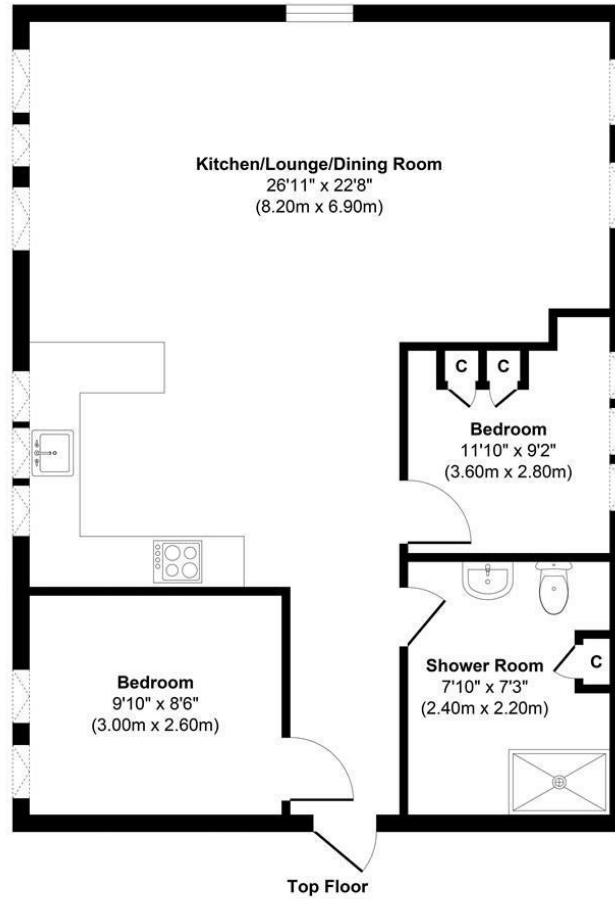
Coal mining area location: on a coalfield.



- Nice specification kitchen & shower room • Under floor heating • EPC rating = C • Council tax band = C • Virtual tour available!



Apartment 4H Park Heights 4-6 The Ropewalk NG1 5DT



Approx. Gross Internal Floor Area 698 sq. ft / 64.86 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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: C

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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