



FLAT 17, REGENT COURT DERBY STREET

£1,100 Per

Two-bedroom furnished apartment on Derby Street. Fantastic opportunity for those seeking a modern lifestyle in a historic setting, all while being conveniently located in the heart of Nottingham.



• Top floor two-bedroom apartment • Modern fitted kitchen • Spacious open-plan lounge • Secure gated parking

Entrance

The entrance hallway has white painted walls and brown laminate flooring. A wall-fitted electric radiator is installed along one side. Intercom is fitted for convenience.

Kitchen / living / dining

From the hallway, there is access to a large open-plan kitchen and dining area, which also forms part of the lounge. The space includes a large sofa, coffee table, and a round wooden dining table with four matching chairs. The room is bright and airy, with white painted walls and ceiling.

The kitchen area is fitted with matching cream wall and base units, brown laminate flat-edged worktops, and a white sink and drainer with a chrome mixer tap. Appliances include an under-counter fridge/freezer (not maintained) and a single oven with electric hob.

Master bedroom

The master bedroom includes a new wardrobe and chest of drawers. The room has a fitted grey carpet and contains a double bed with a grey headboard. There are dark grey curtains fitted to the two large windows.

Bedroom 2

Bedroom two is a smaller single room, which can be furnished upon request. It has a fitted grey carpet and dark grey curtains at the window. This room would be suitable for use as a single bedroom or dressing room.

Bathroom

The bathroom comprises a white three-piece suite, including a bath with electric shower and glass shower screen, a low-level WC with chrome flush push, and a white wash hand basin with

chrome mixer tap. The floor is finished in brown laminate, and there is a large square mirror mounted above the sink.

Additional

The apartment features a secure gated entrance and an allocated parking space for one car. An intercom system is also fitted. Viewing is highly recommended to appreciate the property's full potential.

Additional information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £253.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1269.00. 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.

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.



- Walking distance to city centre • Fully furnished apartment • Intercom system included • Located on Derby Street • Viewing recommended

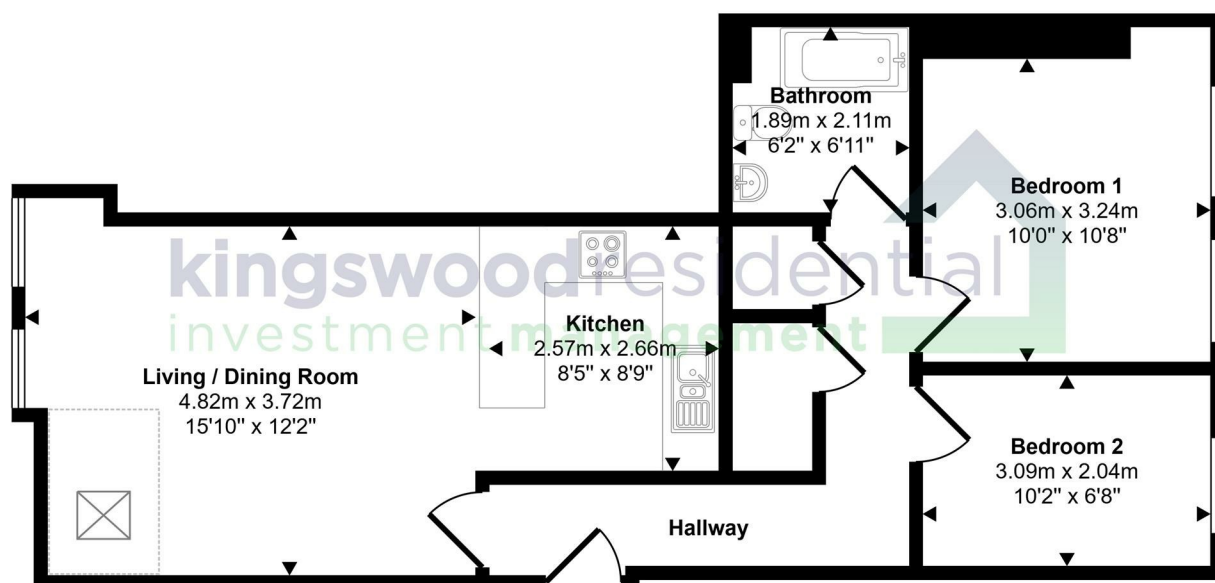
Heating and hot water status: Electric heating.

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

Coal mining area location: on a coalfield.



Approx Gross Internal Area
58 sq m / 620 sq ft



Floorplan

Denotes head height below 1.5m

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		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E 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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