



APARTMENT 4 39 BINGHAM ROAD NOTTINGHAM

£750 PCM

A modern top-floor one-bedroom duplex apartment situated within a highly sought-after area of Carrington, located less than 1.5 miles from Nottingham City Centre and City Hospital.

The building comprises four recently refurbished self-contained flats — see video tour link for further details.



• Video tour link - see Flat 4 • Top floor duplex apartment • Building of 4 refurbished self contained apartments

Bedroom

A comfortable double bedroom located on the lower floor, featuring built-in wardrobe space, grey fitted carpet, and neutral décor throughout.

Open-plan kitchen / living

Accessed via a staircase, the upper level opens into a spacious open-plan kitchen and living area. The kitchen is fitted with an oven, hob, fridge/freezer, and washer/dryer. The space features white painted walls, with grey fitted carpet to the living area and laminate flooring to the kitchen for a practical and modern finish. The room benefits from electric heating throughout.

Shower room

Shower room is fitted with a shower cubicle, WC, and wash hand basin. Ceiling is sloped.

The property benefits from electric heating and double-glazed windows.

The street is lined with characterful period houses, and on-street parking is available on a first come, first served basis (no permit required).

A Lidl supermarket is located less than half a mile from the property.

Nottingham City Centre and Nottingham City Hospital are both less than 1.5 miles away from Bingham Road.

Additional

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £173.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead).

Tenancy deposit, equivalent to 5 weeks rent, being £865.00.

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.

Heating and hot water status: Electric heating.

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

Coal mining area location: on a coalfield.



- Kitchen includes appliances • Less than 1.5 miles away from Nottingham City Centre • Close to City Hospital • Less than half a mile away from Lidl supermarket • Council tax band = A

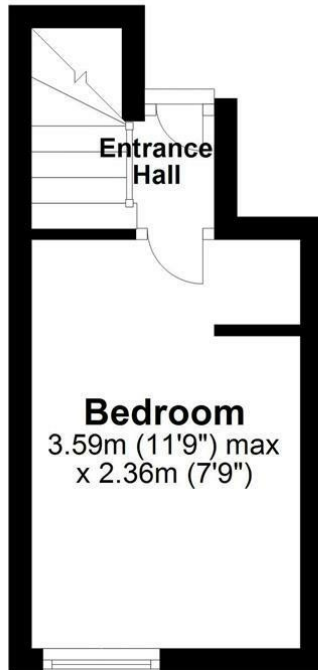


Second Floor

Approx. 28.0 sq. metres (301.6 sq. feet)

First Floor

Approx. 10.8 sq. metres (116.1 sq. feet)



Total area: approx. 38.8 sq. metres (417.7 sq. feet)

Kristine Princa
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D 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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