



FLAT 4 22 CHESTERFIELD ROAD SOUTH

£700 PCM

A well presented one-bedroom part furnished flat located within a charming Edwardian conversion, offering a high specification and contemporary internal finish. Ideally situated just a few minutes' walk from the town centre.



- ****VIRTUAL VIDEO VIEWING LINK AVAILABLE**** • Part furnished • Parking space in rear car park • Communal gardens and bicycle store

Kitchen / Living

Upon entering through the stunning communal entrance hallway and staircase, you are welcomed into a bright and modern open-plan living and kitchen area. The kitchen features contemporary high-gloss fitted units and comes fully equipped with integrated appliances, including an oven, hob, fridge, freezer, and washing machine.

Bedroom

A well-presented double bedroom furnished with a bed and mattress, along with matching bedside tables.

Bathroom

A modern bathroom featuring a shower over a stylish 'P'-shaped bath, along with a fitted cupboard providing convenient storage space.

Additional

There is double glazing and modern electric heating. Located within a characteristic Edwardian conversion, offering a high specification and contemporary internal finish. The building includes lovely communal garden, bicycle storage and car park to the rear offering one space per flat.

Great location opposite Tesco supermarket and a few minutes walk into the town centre.

EPC rating = D. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent. First months rent in advance.

Kingswood Residential Investment Management are residential

lettings specialists and members of ARLA Propertymark, The Property Ombudsman 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

<https://www.mansfield.gov.uk/planning>

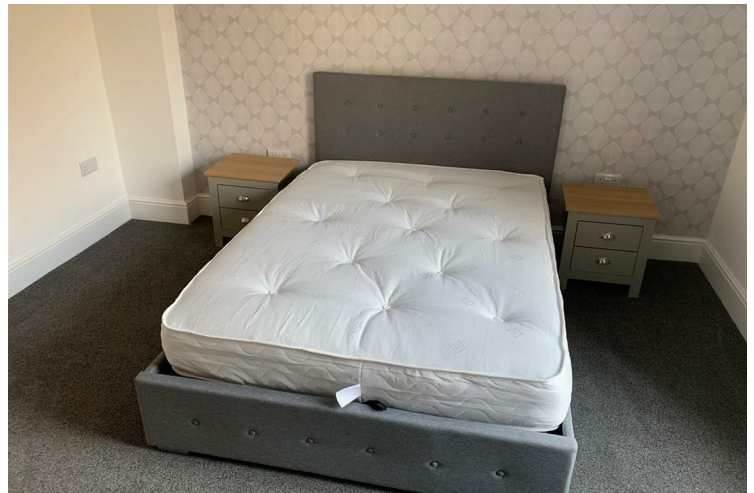
Electricity supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: Electric heating.



- High specification contemporary standard
- Integrated kitchen appliances
- 1st floor flat
- Opposite Tesco Supermarket
- 2 minutes walk into town centre





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management