



APARTMENT 22 7 WEEKDAY CROSS NOTTINGHAM

£900 PCM

A stylish one double bedroom apartment located in the heart of Nottingham city centre. Enjoy an open-plan living and kitchen area, fully furnished throughout for your convenience. This property features high ceilings, exposed beams, and large windows that fill the space with natural light. 360° Virtual Viewing Available.



- 360 tour available! • City centre location • Fully furnished throughout • Integrated appliances included • Open plan kitchen / living area • Views overlooking Weekday cross

Entrance hallway

Upon entering the apartment, you are greeted by a bright hallway featuring wooden flooring, white walls, and a white ceiling. An exposed metal beam adds a touch of character and industrial charm to the space.

Lounge / Diner

Furnished open-plan living and dining space combines modern comfort with characterful design. The room features wooden flooring throughout, neutral décor, and large sash windows that fill the space with natural light.

The living area is furnished with a contemporary yellow sofa and coffee table. Adjacent to this, the dining area comfortably seats four around a solid wood dining table.

High ceilings, exposed beams, and stylish lighting complete the look, offering a perfect blend of modern living and industrial charm.

Kitchen area

A feature glass partition wall subtly separates the kitchen from the main living space, maintaining an open and airy feel throughout the apartment.

This fully fitted kitchen includes light wood-effect cabinets, dark worktops, and integrated appliances, providing ample storage and workspace. It comes equipped with an electric oven and hob, extractor hood, dishwasher, washing machine, fridge-freezer, microwave and kettle.

Finished with neutral décor and easy-clean flooring, this kitchen perfectly complements the modern style of the apartment while offering everything needed for convenient city living.



Main bedroom

The main bedroom is a uniquely shaped space that makes the most of its layout while maintaining a warm and inviting atmosphere. It comfortably accommodates a large double bed and mattress, with plenty of room to move around.

The room features white painted walls and matching brown wooden flooring, continuing the modern style seen throughout the apartment. A large wall-fitted mirror, and ceiling and wall lighting create a bright ambience.

A large window with grey fitted curtains allows plenty of natural light to flow in during the day, complemented by a small electric radiator for warmth.

Bathroom

The bathroom is fitted with a white three-piece suite, offering a clean and contemporary finish. It includes a large white bath with a thermostatic shower overhead and a glass screen.

A white wash hand basin with a chrome mixer tap sits beneath a mirror vanity cupboard complete with an integrated light. There is a low-level WC with a chrome push flush and a wall-mounted heated towel radiator.

Finished with a white tiled surround, the space feels bright, and fresh.

Additional information

EPC Rating = C Council Tax Band = C (Nottingham City Council). Costs to move in to this property = £207 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, being £1038.00.
First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Propertymark Client Money Protection Scheme and Tenancy Deposit Scheme.

Material information about the property

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.

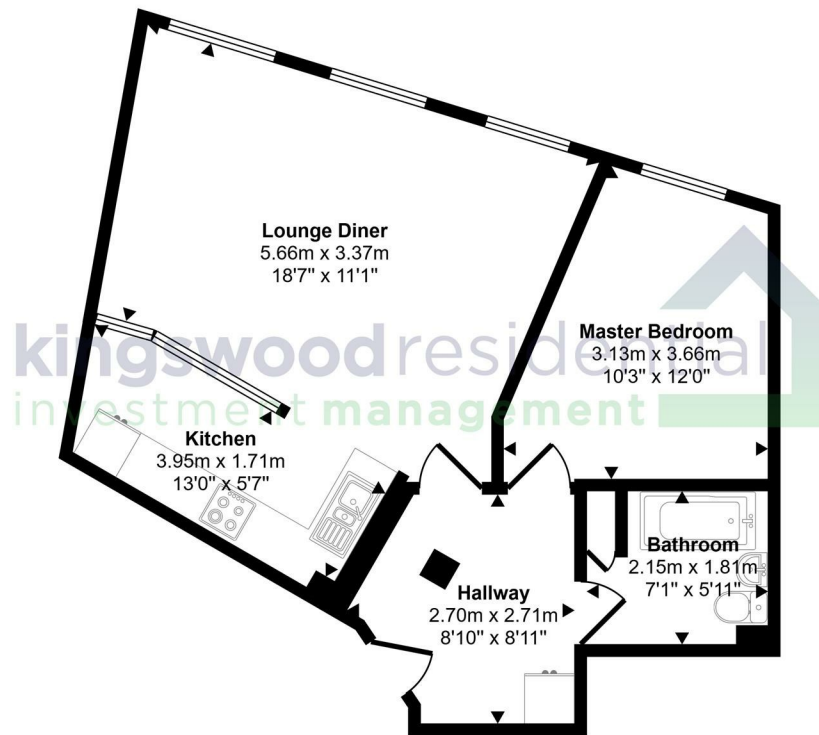
Heating and hot water status: Electric heating.

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

Coal mining area location: Located on a coalfield.



Approx Gross Internal Area
48 sq m / 513 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	71	77
(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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