



APARTMENT 19 GEORGE STREET TRADING HOUSE GEORGE STREET

£1,050 PCM

Spacious open-plan two-bedroom apartment, each with its own en-suite bathroom, located in the popular Hockley area of Nottingham city centre.



- Open plan kitchen/living space • 2 Bedrooms with own en-suites • 2nd floor • High ceilings and large windows

Open-plan kitchen and lounge

This modern open-plan living area offers welcoming space, featuring stylish wood-effect flooring and recessed ceiling lighting throughout. The lounge is furnished with a comfortable sofa, wall-mounted TV, and a compact dining area with a table and bar stools.

The adjoining kitchen comes fully equipped with a full-size fridge/freezer, washing machine, oven, hob, dishwasher, and microwave, along with ample storage in contemporary wooden cabinets and sleek black countertops.

Bedroom 1

This one-bedroom space has light wood flooring and neutral white walls that make it look bright and open. The double bed fits neatly against one wall. Built-in wardrobes with sliding wooden doors and overhead storage provide plenty of room for clothes and other belongings.

En-suite

The en suite for bedroom one has a contemporary design with a compact yet well-organized layout. It features a full-sized bathtub with a glass screen, offering the convenience of both a bath and a shower. The walls and floor are finished with matching grey tiles. Low level toilet and wash hand basin. Above the basin, there's a chrome mixer tap, and alongside the toilet sits a chrome heated towel rail.

Bedroom 2

Bedroom two features a comfortable double bed, light wood flooring and soft cream walls. Built-in wardrobes with wooden sliding doors provide generous storage space. Frosted glass wall with a modern door, which adds a stylish touch and allows

light to flow through while maintaining privacy. The en suite shower room is accessed through a door beside the wardrobe and features the same sleek grey tiling and light flooring seen elsewhere.

En suite

The en-suite for bedroom 2 features a glass-enclosed shower with sleek chrome fittings and grey tiles. Small white basin sits neatly below a mirrored cabinet. Low level toilet with chrome push flush. Walls are a combination of dark paint on the upper section and matching grey tiles below. A radiator is positioned beneath the tiling, providing warmth and comfort.

WC

Handy separate WC located off the hallway, ideal for guests. Low-level toilet with a push flush and a wash hand basin fitted with a chrome mixer tap. Above the sink, a mirrored cabinet provides useful storage. Small section of blue splashback tiling that adds a touch of colour. The space is finished with clean white walls and a white ceiling.

Additional information

EPC Rating = C Council Tax Band = D (Nottingham City Council). Costs to move in to this property = £242.00 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 £1,211.00. 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



- Very convenient Hockley location • Close to many shops, bars, restaurants, offices, hotels etc • Gas central heating & double glazed throughout

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/

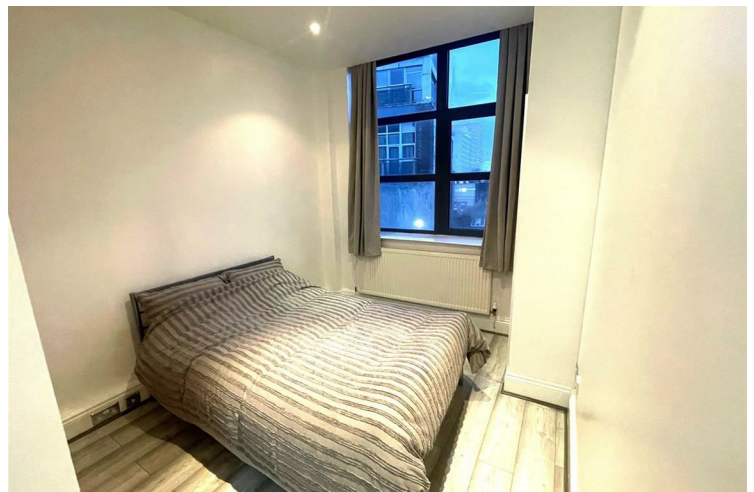
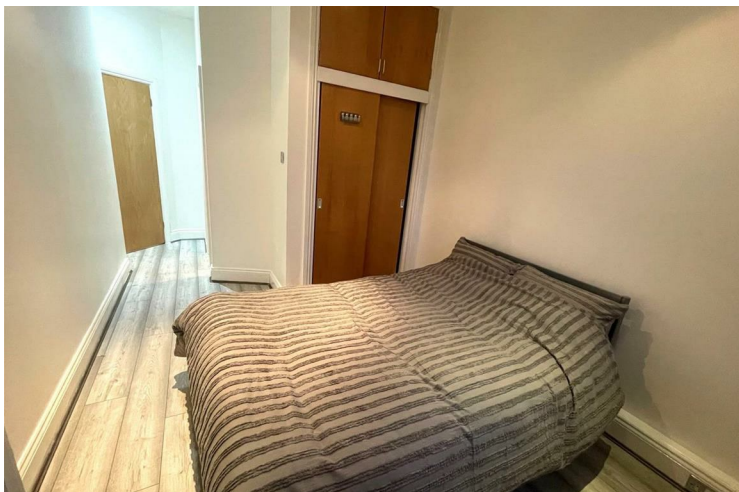
Electricity supply: mains connection.

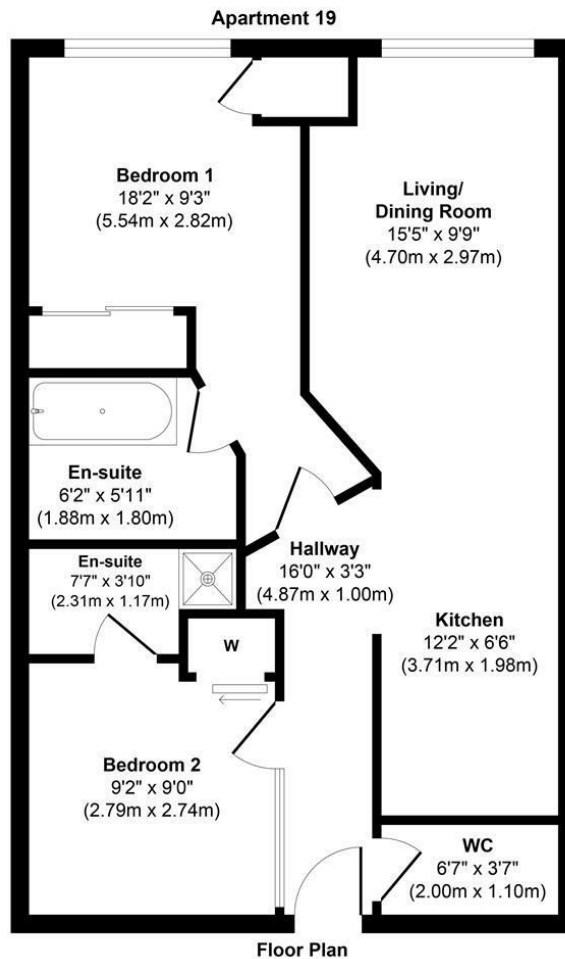
Water and sewerage status: mains connection.

Heating and hot water status: Gas central heating.

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

Coal mining area location: Located on a coalfield.





Approx. Gross Internal Floor Area 614 sq. ft / 57.00 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	77	81
(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: D

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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