

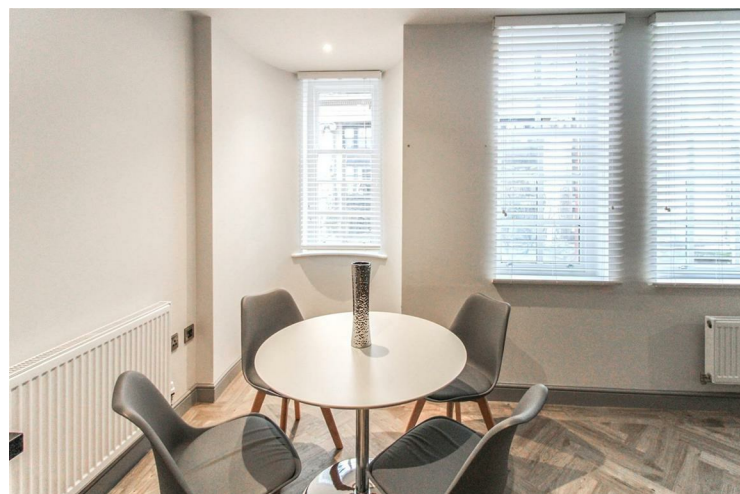


APARTMENT 2B 17-19 LONG ROW NOTTINGHAM

£1,050 PCM

****Virtual video tour link available****

Newly converted in January 2021, this furnished one-bedroom apartment sits within an exclusive development of just four luxury apartments in the heart of the City Centre. Its prime location places you moments from city offices, shops, restaurants, and major transport links. Nestled just off Market Square, the apartment also enjoys direct views over the square.



- ****Virtual video tour link available**** • Central city centre location • Views of Market Square • Fully furnished

Kitchen / Living

Bright and stylish open-plan living/kitchen area with a contemporary finish throughout. The living space includes a modern sofa, a matching dining table with four chairs, and a TV stand, all set against attractive herringbone-style flooring. Two built-in storage cupboards provide convenient additional space.

The kitchen is fitted with matt-grey units and integrated appliances, including an oven, hob, dishwasher, washer/dryer, and a full-size fridge freezer. The layout flows naturally, creating a comfortable and practical space for relaxing, cooking, and dining.

Bedroom

Well-proportioned bedroom featuring a comfortable double bed and coordinating bedside drawers. Floor-to-ceiling sliding mirrored wardrobes provide generous storage while also enhancing the sense of space. The room is finished with soft carpeting and neutral décor, creating a calm and modern feel.

Shower Room

The stylish shower room features a large, low-level walk-in shower with a sleek glass screen and twin shower heads. Modern tiling gives the space a clean, contemporary feel, complemented by a recessed wash hand basin and a concealed-cistern WC. A chrome heated towel radiator.

Additional

The bedroom and dining area both enjoy a charming alcove set within the original building's turret, giving the space a unique architectural character. The home has been finished to a high standard throughout.

Comfort is supported by a central heating system with radiators

powered by an electric boiler, and the property also benefits from secondary double glazing for improved warmth and quiet.
Please note there is no lift at this property

Council tax band = B. EPC Rating = D. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £242.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £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

Material Information - Flood risk: River and Sea: Very Low; Surface Water: Very High; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/>

Electricity supply: mains connection.

Water and sewerage status: Mains connection

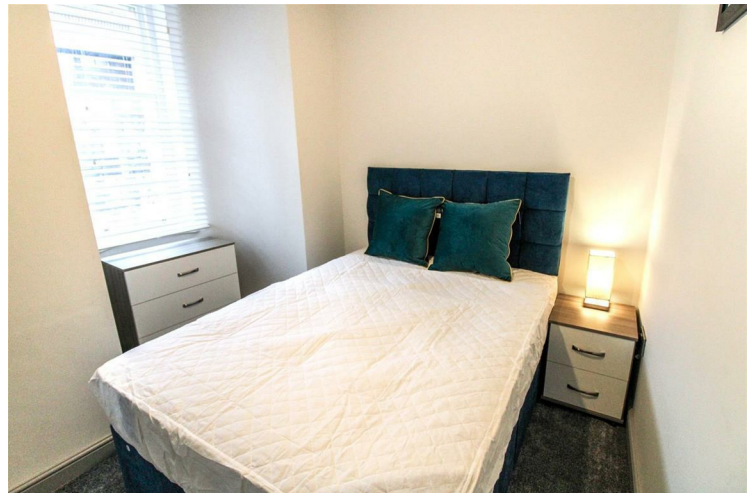
Heating and hot water status: Electric heating



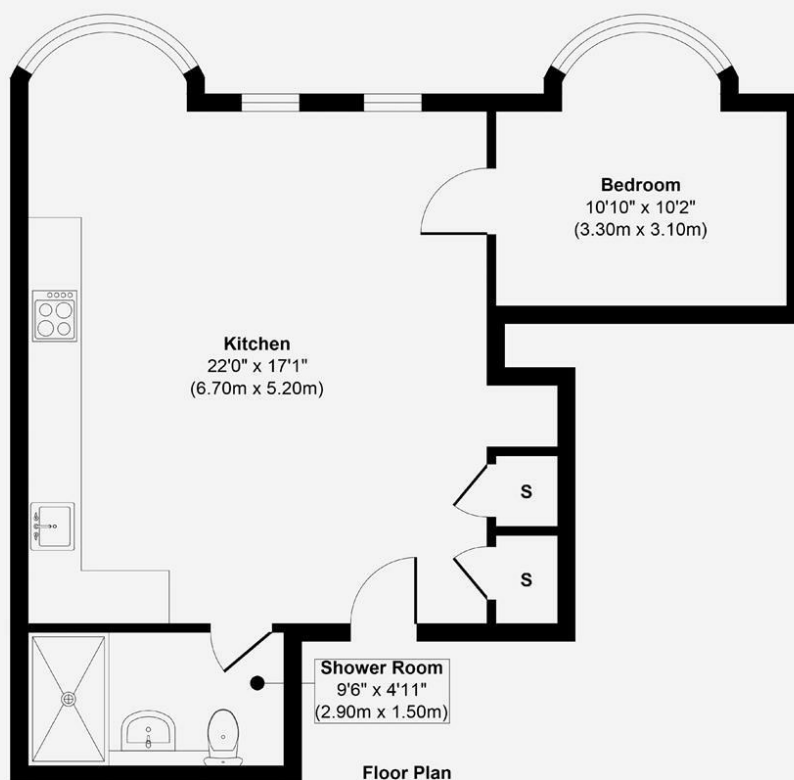
- Kitchen appliances included • Small development of 4 apartments • High quality finish throughout • Council Tax band - B • EPC Rating = D

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

Coal mining area location: Located on the coalfield.



2B 17 - 19 Long Row NG1 2DH



Approx. Gross Internal Floor Area 507 sq. ft / 47.13 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		
(55-68) D	56	56
(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: B

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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