



FLAT 1 22 CHESTERFIELD ROAD SOUTH

£750 PCM

A well presented one-bedroom unfurnished ground floor 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.



- Unfurnished • Integrated kitchen appliances • Contemporary interior finish • Parking space in rear car park • Communal gardens • Communal bicycle shed • Double glazing • Open plan living

Kitchen / Living

Bright and modern open-plan living and kitchen area. The kitchen features contemporary high-gloss fitted units and comes fully equipped with integrated appliances. Laminate wood effect flooring, and electric heating.

Bedroom

A well-presented double bedroom allowing plenty of room for a double bed and furniture such as a wardrobe and chest of drawers.

Shower room

A modern shower room featuring a shower cubicle, low level wc, wash hand basin, towel fitted electric radiator.

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 = E. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent - £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. - £865.00 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

Electricity supply: mains connection.

-Gas supply: No Gas.

-Water and sewerage status: mains connection.

-Heating and hot water status: Electric heating.

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

-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine

-Any planning permission in the area: see mansfield.gov.uk/planning







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E 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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