



10 SERIF CLOSE NOTTINGHAM

£900 PCM

An unfurnished two-bedroom apartment located on a highly sought-after development in Carrington. The property includes an off-street parking space directly in front of the building. Ideally positioned, the apartment is just 1.5 miles from Nottingham City Centre and within walking distance of Sherwood town centre, offering excellent access to local shops, amenities and transport links.



- One allocated parking space • Spacious lounge • Modern kitchen and shower room • Kitchen includes appliances

Hallway

The entrance hallway is bright and neatly presented, featuring light-coloured walls and modern wood-effect flooring that gives the space a clean, contemporary feel. Several matching internal doors lead off the hallway, providing access to different rooms within the apartment. A wall-mounted intercom system is installed near the entrance, offering added convenience and security.

Lounge / Diner

This spacious lounge/diner offers a bright and airy open-plan living area, enhanced by neutral décor and modern wood-effect flooring. Large French doors allow plenty of natural light to flood the space and provide direct access outside, while additional windows further brighten the room. The layout comfortably accommodates both a living area and dining area, making it ideal for relaxing or entertaining. An open archway leads seamlessly through to the kitchen, giving the room a natural flow and a more sociable feel.

Kitchen

This modern kitchen sits just off the lounge and is fitted with a contemporary range of units and worktops, creating a clean and practical cooking space. It includes an integrated oven, sleek electric hob, extractor fan, washer/dryer, and a freestanding fridge/freezer. The layout maximises the available space, offering plenty of work surface and storage while maintaining a stylish, streamlined look.

Bedroom 1

Bedroom 1 is a well-presented double bedroom featuring soft grey carpeting and neutral décor. A large window allows natural light to brighten the room and offers a pleasant outlook. The

space includes convenient power points and a wall-mounted heater, making it practical for everyday living while still offering plenty of flexibility for furniture layout.

Bedroom 1 is a bright and inviting double bedroom finished with soft grey carpet and light, neutral walls. The large window brings in plenty of natural light, giving the room a spacious and airy feel, while the fitted curtains provide privacy when needed. The room also includes multiple power sockets and a wall-mounted heater for added convenience. It offers a versatile layout, ideal for a double bed along with additional bedroom furniture.

Bedroom 2

Bedroom 2 is very similar in style to the first, also offering a comfortable double bedroom space with neutral décor and soft grey carpeting. A good-sized window provides natural light, and the room includes convenient power points and a wall-mounted heater. It's a versatile room that can easily accommodate a double bed and additional furniture, making it suitable as a second bedroom, guest room, or home office.

Bathroom

The bathroom is modern and well-finished, featuring a spacious walk-in shower with a large glass screen and contemporary grey wall tiles. It includes a stylish white WC and a sleek basin with chrome fittings, complemented by a mirrored cabinet above for additional storage. A window brings natural light into the room, helping to keep the space bright and fresh.

Additional information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards



- Two double bedrooms • Close to Sherwood town centre • 1.5 miles away from Nottingham City Centre • Council tax band = B • EPC Rating = C

balance of move in monies if tenancy goes ahead), being £207.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,038.00 First months rent in advance.

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

Material information

Electricity supply: mains connection.

-Water and sewerage status: mains connection with water meter.

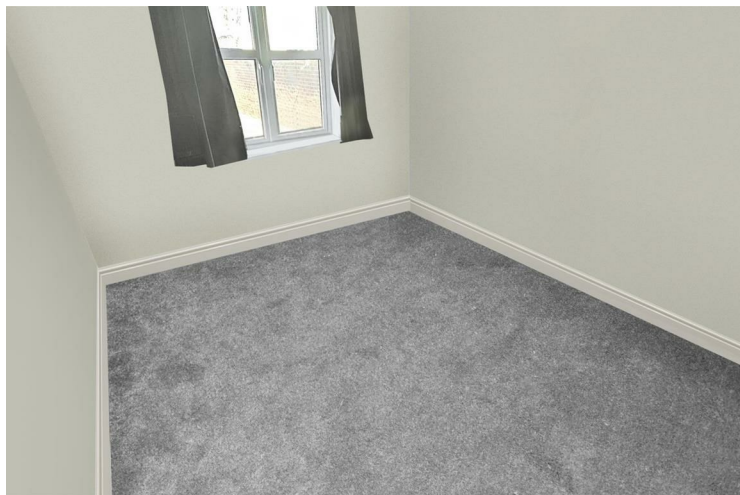
-Heating and hot water status: Electric storage heaters and cylinder tank for hot water.

-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 the coalfield.

-Any planning permission in the area:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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: 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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