



FLAT 88 THE ATRIUM WATERFRONT PLAZA

£1,050 PCM

Freshly decorated, fully furnished two-bedroom apartment featuring a private balcony and allocated parking within a secure gated car park. The property benefits from gas central heating and double glazing throughout. Ideally located close to the city centre with direct access to the train station. The building offers both stair and lift access for added convenience. 360 Virtual Tour available.



- 360 Virtual Tour! • Open plan living • Gas central heating and double glazed windows throughout • Integrated appliances

Kitchen / Lounge Diner

Enter through the welcoming hallway, complete with a coat stand and convenient storage unit. The open-plan living and kitchen area is thoughtfully furnished with a two-seater sofa, a single armchair, a coffee table, a TV stand, and a dining table with chairs—perfect for both relaxing and entertaining.

The modern kitchen boasts fully integrated appliances, including a brand-new oven and hob. Fridge/freezer, washing machine, and dishwasher also included. An intercom system is fitted on the wall for added convenience. All windows are double-glazed and fitted with blinds, ensuring comfort and privacy throughout the apartment.

Master bedroom

The main bedroom features a brand-new double bed with a matching mattress, an integrated wardrobe, a freestanding wardrobe, a bedside table, and a chest of drawers—providing ample storage.

Bedroom 2

The second bedroom is currently furnished with a desk, bookshelf, and wardrobe, making it an ideal home office. If you would like this room to accommodate a double bed instead, please contact us to discuss options.

Bathroom

The main bathroom features a spacious bath with a thermostatic shower and glass shower screen. A chrome towel radiator is fitted for added comfort. The freestanding wash hand basin comes with a chrome mixer Low-level WC with chrome push flush. A separate white wooden vanity cupboard provides additional storage, while a large mirror above the sink completes the modern and functional design.

Additional information

This apartment comes with an allocated parking space within a secure, gated car park. The well-maintained development overlooks London Road and Nottingham Train Station. Walking distance to Nottingham City Centre via the canal. Additional benefits include gas central heating, double glazing throughout, and a high EPC rating of B. There is a virtual 360 tour. Access to the apartment via stairs and a lift. Separate bike storage is available.

Further information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £242. Tenancy deposit, equivalent to 5 weeks rent, being £1,211. 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.

Gas supply: Gas central heating.

-Water and sewerage status: Mains connection.

Heating and hot water status: Gas central.

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 = This location is outside of a groundwater flood alert area.



- Well maintained development • One allocated parking space included • Walking distance to Nottingham City Centre • Train station across the road • Council tax band = C • EPC Rating = B

There is a risk of flooding from reservoirs in this area.

Coal mining area location: Located on a coalmine.

Any planning permission in the area:



Approx Gross Internal Area
52 sq m / 560 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	81	82
(69-80) C		
(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: B 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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