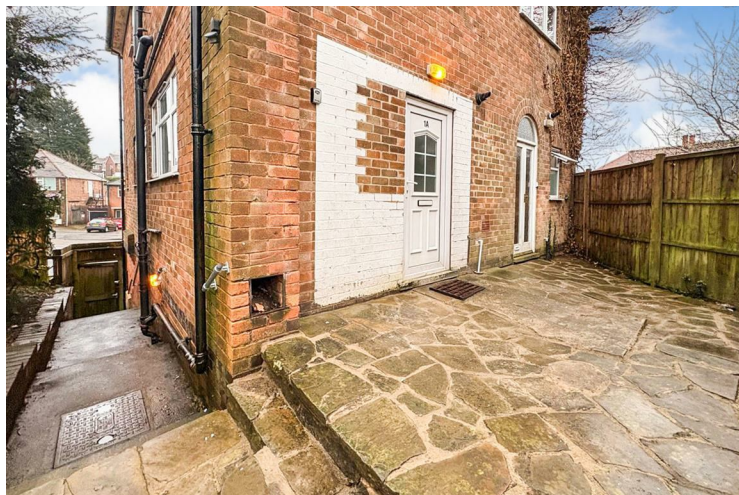




**1A PARKDALE ROAD
NOTTINGHAM**

£775 Per

Fully refurbished one-bedroom flat, finished to a high standard with modern fixtures and fittings throughout.



- Refurbished throughout • Brand new modern bathroom • Brand new modern kitchen • New blinds to be fitted in bedroom and living room

Kitchen

The brand-new, modern kitchen features an electric hob and oven, with space provided for a washing machine.

Living room

The living room features newly fitted carpet and will be completed with new ivory blinds, creating a fresh and inviting space.

Bedroom

The double bedroom features new soft brown carpet and will soon be fitted with ivory blinds. Multiple windows allow plenty of natural light to fill the room. The bedroom also benefits from direct access to the bathroom for convenience.

Bathroom

The en suite bathroom is brand new fitted with a bath, a wall-mounted electric shower, sink, and a mirrored cabinet above.

Storage cupboard

A practical storage cupboard located off of the kitchen which houses the boiler and provides useful space for household essentials.

Rear Garden

To the rear of the property, a paved patio area offers a low-maintenance outdoor space, ideal for seating. The patio leads to a generous, well-maintained lawn bordered by mature shrubs and trees. The garden is shared with Flat B.

Location

The property is ideally located within a short walk of local amenities, including Tesco Express. A nearby bus stop provides easy access to travel across Nottingham.

Relevant information

The property benefits from gas central heating and double glazed windows. There is first come first serve parking on street.

Council Tax Band: A (Nottingham City Council).

EPC Rating: D

Electricity supply: mains connection.

Gas supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: radiators from gas central heating boiler. Shower is electric.

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

Flood risk in this location: Surface water = Very low. River/Sea = Very Low. Groundwater = This property is located outside of a groundwater flood alert area. Reservoirs = Unlikely.

Any planning permission in the area: see publicaccess.nottinghamcity.gov.uk/online-applications/

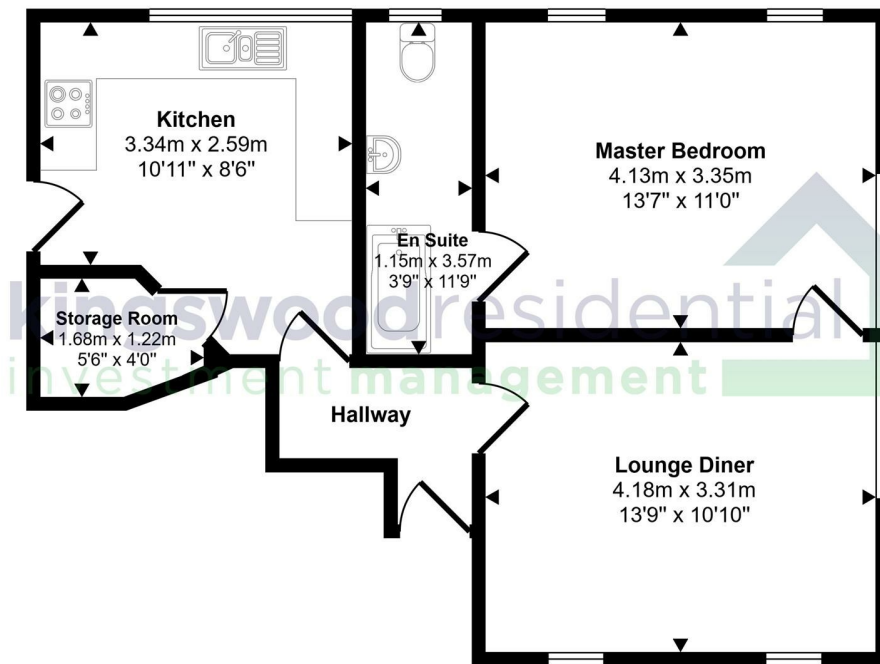
The flat is accessed via external steps leading to the garden and the flats front door.



- Spacious living room • Large rear garden shared • Just a short walk to amenities • Easy access to transport • Council tax band - A



Approx Gross Internal Area
49 sq m / 525 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		
(69-80) C		
(55-68) D	66	69
(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: 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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