



**59A ARKWRIGHT WALK
NOTTINGHAM**

£725 PCM

AVAILABLE NOW! - A large double en-suite bedroom to rent within a fully refurbished 4 bedroom house share property on Arkwright Walk, situated within easy reach of both Nottingham City Centre and West Bridgford.



- Furnished large double en-suite bedroom for rent • 1 adult per room permitted • Utilities, council tax, internet & communal cleaning included • Fully refurbished property with 4 bedrooms • Finished to a high standard • Dining and workspace areas • Communal rear garden

Room 4

- The room is suitable for one single person and is available now!
- The room is ground floor.
- The room is furnished with a double bed and mattress, along with a bespoke head board which includes ambient lighting. The room is also fitted with a roller blind
- The room also includes integrated wardrobes and an en-suite shower room to include a shower, sink, WC and mirror with built in lighting.
- Only 0.5 miles away from Train Station / city centre.
- The property is modern throughout

Communal Area

This spacious four-bedroom shared house offers excellent communal facilities, including: Fully Equipped Kitchen: Oven, hob, fridge/freezer, fitted units, kettle, toaster, and microwave. Dining & Workspace Area: Located opposite the kitchen for residents to eat, work, or relax. Outdoor Space: A generous rear courtyard for residents' use. Parking: On-street parking available on Arkwright Walk, first-come, first-served parking spaces.

Relevant Information

- EPC Rating = D (however bills inclusive within the rent).
- Council Tax Band = A (however bills inclusive within the rent).
- Electricity supply: mains connection
- Gas supply: mains connection
- Water and sewerage status: mains connection

- Heating and hot water status: radiators and hot water from gas central heating boiler

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

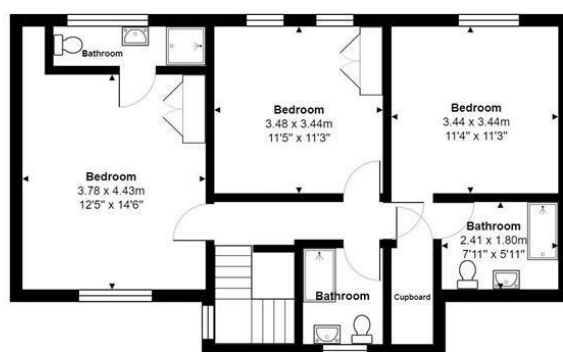
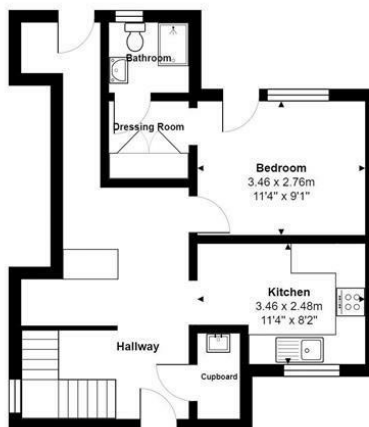
- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very Low. Ground water = Unlikely

- Planning permission: see see publicaccess.nottinghamcity.gov.uk/online-applications



- Walking distance to Nottingham City Centre • Close to West Bridgford • On street parking available to the front





Total Area: 110.6 m² ... 1191 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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