

HoldenCopley

PREPARE TO BE MOVED

Eugene Gardens, The Meadows, Nottinghamshire NG2 3LF

£850 PCM

APARTMENT LIVING...

This well-presented one-bedroom ground floor apartment offers spacious accommodation with ample in-built storage. Its coming to the market unfurnished and is ready for immediate occupancy, making it ideal for couples or working professionals. Located in the popular area of The Meadows, the apartment provides easy access to a variety of shops, eateries, and transport links to the City Centre. Internally, the property features an inviting entrance hall and an open-plan living kitchen area equipped with integrated appliances and space for additional freestanding appliances. The living room is spacious, and there is one double bedroom served by a three-piece bathroom suite. Outside, there is on-street permitted parking at the front and an enclosed low-maintenance courtyard-style garden at the rear, perfect for Summer enjoyment.

AVAILABLE NOW!



- Ground Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- Spacious Living Room
- Three Piece Bathroom Suite
- Ample In-Built Storage Throughout
- Un-Furnished
- On-Street Permitted Parking Available
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

Entrance Hall

The entrance hall has wood effect laminate flooring, radiator and a single UPVC door providing access into the accommodation

Living Room

20'5" x 9'7" (6.23m x 2.94m)

The living room has wood effect laminate flooring, two radiators, UPVC double glazed obscure windows and a single UPVC door providing access to the rear garden

Kitchen

7'7" x 9'8" (2.32m x 2.96m)

The kitchen has tiled flooring, a range of fitted wall and base units with fitted worksurfaces, integrated oven with electric hobs and an over hood extractor fan, stainless steel sink with a drainer and mixer taps, space and plumbing for a washing machine and a UPVC double glazed obscure window

Bedroom

8'5" x 15'8" (2.59m x 4.79m)

The bedroom has wood effect laminate flooring, radiator and a UPVC double glazed obscure window

Bathroom

6'2" x 5'5" (1.89m x 1.67m)

The bathroom has partially tiled walls, low level dual flush WC, floating washbasin with taps, panelled bath with taps, wall mounted electric shower and a shower screen, radiator, extractor fan and a UPVC double glazed obscure window

OUTSIDE

Outside to the front is availability for on street permitted parking and to the rear is a courtyard style enclosed garden with a paved seating area with a fence and wall surround with gated access

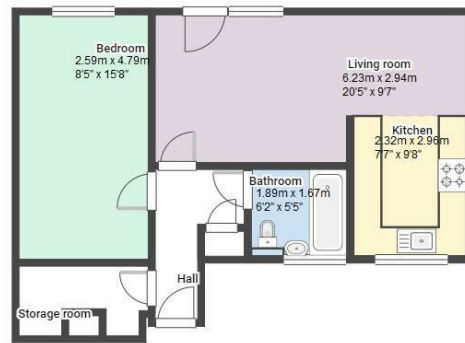


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	76
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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