

HoldenCopley

PREPARE TO BE MOVED

Portside Street, Nottingham, Nottingham NG2 4DN

£1,250 PCM

EXCLUSIVE NEW DEVELOPMENT...

This brand-new, energy-efficient two-bedroom ground-floor apartment is now available to rent, offering modern living in the heart of Nottingham's Trent Basin vibrant area. Finished with neutral décor throughout, this stylish home provides a perfect blank canvas for personalization, perfect for any couples or working professionals. Ideally located within walking distance to a range of amenities and Riverside walks, this apartment is perfect for those seeking convenience and city living. The property features a spacious open-plan kitchen/dining/living area, complete with high-spec integrated and freestanding appliances. Both bedrooms are generously sized, while the sleek bathroom includes a walk-in double shower enclosure. Externally, residents can enjoy a private, enclosed rear garden with a paved seating area—ideal for relaxing outdoors. Additionally, residents* have access to local permit-controlled parking nearby. Designed with sustainability in mind, this apartment benefits from gas central heating and high-quality Velfac windows and doors with aluminium exteriors and timber interiors. This exceptional rental opportunity is ready for immediate occupancy. Viewing is highly recommended to fully appreciate the quality and contemporary features of this stunning home.

AVAILABLE NOW!



- Brand New Energy Efficient Apartment
- Two Bedrooms
- Open Plan Kitchen/Living Area
- Three Piece Bathroom Suite
- Un-Furnished
- Modern Neutral Decor Throughout
- Situated On An Exclusive Development
- Local Permit Controlled Parking
- Low Energy Home, EPC B
- 360 Virtual Tour

ACCOMMODATION

Entrance Hall

9'11" x 8'3" (max) (2.79m x 2.54m (max))

The entrance hall has tile effect laminate flooring, wall mounted intercom, smoke alarm, recessed ceiling spotlights, radiator and a single door providing access into the accommodation

Kitchen

13'5" x 10'2" (4.11m x 3.10m)

The kitchen area has tile effect laminate flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with electric hobs and a extractor unit, stainless steel sink and a half with a drainer and mixer taps, integrated dishwasher, freestanding washing machine, integrated fridge/freezer, space for a dining table and chairs and open plan to the living area.

Living Room

9'11" x 13'1" (3.04m x 4.00m)

The living area has tile effect laminate flooring, recessed ceiling spotlights, radiator, a range of double glazed internal timber & external aluminium windows with a curtain and a internal timber & external aluminium single door providing access to outside

Master Bedroom

17'4" x 9'11" (5.29m x 3.04m)

The main bedroom has carpeted flooring, two radiators, two double glazed internal timber & external aluminium windows with a curtain and a single internal timber & external aluminium door providing access to outside

Bedroom Two

8'9" x 12'1" (2.67m x 3.69m)

The second bedroom has carpeted flooring, a radiator and two double glazed single internal timber & external aluminium windows with fitted blinds

Bathroom

6'1" x 8'1" (1.87m x 2.47m)

The bathroom has tile effect laminate flooring, partially tiled walls, recessed ceiling spotlights, wall mounted chrome heated towel rail, washbasin with mixer taps, low level dual flush wall mounted WC, a shower enclosure with a wall mounted mains-fed shower, extractor fan and a double glazed internal timber & external aluminium obscure window with a fitted blind

Boiler Room

8'9" x 3'5" (2.67m x 1.06m)

The boiler room has wood effect laminate flooring, a wall mounted boiler, smoke alarm, a built in wall safe, coat hooks and a double glazed single timber & external aluminium window

OUTSIDE

Outside there is access to a secure, private low maintenance courtyard style garden with a wall and fence surround

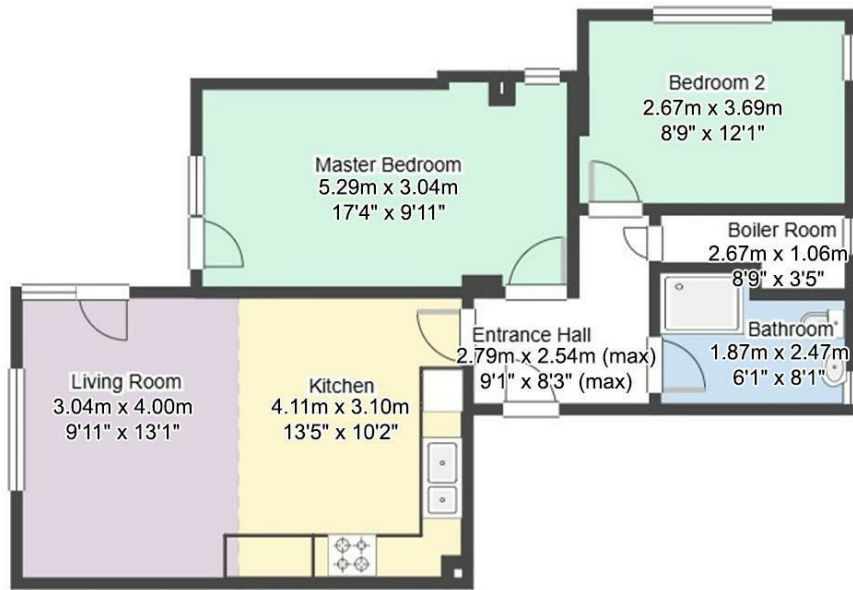


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		83	83
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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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