

# HoldenCopley

PREPARE TO BE MOVED

Pelham Road, Sherwood Rise, Nottinghamshire NG5 IAT

---

£725 PCM

## APARTMENT LIVING...

This well presented one-bedroom flat offers an ideal opportunity for any couples or working professionals blending modern accommodation situated within a prime location. Just a short distance from Nottingham city centre, the property benefits from an array of local amenities, including shops, restaurants and excellent transport links that make commuting a breeze. The accommodation features a contemporary open-plan layout, seamlessly integrating a fitted kitchen with a bright and airy living room, perfect for relaxed living. The bedroom provides a peaceful retreat, while the stylish three-piece bathroom suite adds a touch of luxury to everyday life. This flat is the perfect blend of comfort, style, and convenience, making it the perfect home. This property is available for immediate occupancy and is coming to the market un-furnished. Call for a viewing!

AVAILABLE NOW



- Ground Floor Flat
- One Bedroom
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Well Presented Throughout
- Off Street Parking
- Un-Furnished
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

Kitchen

11'7" x 11'7" (3.54m x 3.55m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with a splashback and an extractor hood, a freestanding washing machine, freestanding fridge-freezer, a stainless steel sink with a drainer, wood-effect flooring, a wall-mounted electric heater, a wall-mounted intercom system, space for a dining table set and open access to the living room.

Living Room

13'7" x 8'4" (4.16m x 2.56m)

The living room has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

Bedroom

13'2" x 7'4" (4.03m x 2.26m)

The bedroom has a UPVC double-glazed window, carpeted flooring and a wall-mounted electric heater.

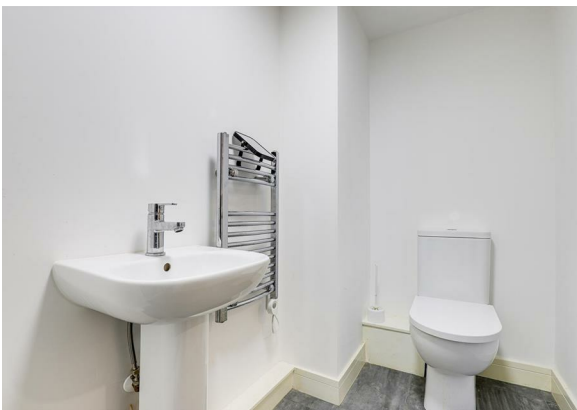
Bathroom

9'7" x 4'2" (2.94m x 1.29m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls and an extractor fan.

OUTSIDE

Outside to the front is a carpark with an allocated parking space providing off street parking for one car



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		
	70	70
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pelham Road, Sherwood Rise, Nottinghamshire NG5 1AT

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**01158228800**

**4 Croft Road, Arnold, Nottingham, NG5 7DX**

**lettings@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.