

# HoldenCopley

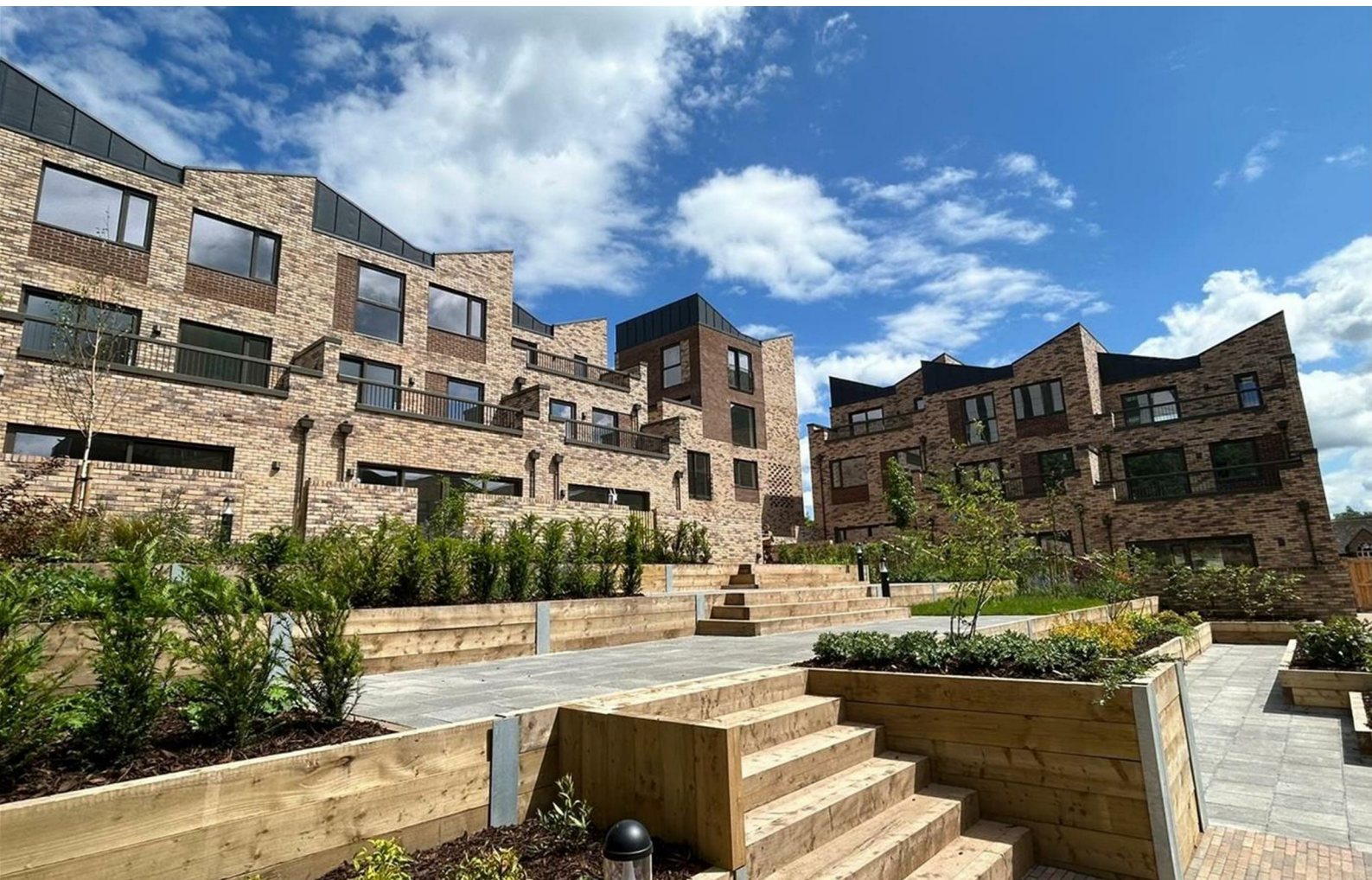
PREPARE TO BE MOVED

Bedford Row, Fruit Market, Nottingham NG1 1BL

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£1,650 PCM

Bedford Row, Fruit Market, Nottingham NG1 IBL





BEAUTIFULLY PRESENTED THROUGHOUT...

This newly constructed, low energy, three-story end-terrace home is now available for rent and ready for immediate move-in. Nestled in the prestigious new development in Nottingham's vibrant Fruit Market area, this modern property seamlessly blends contemporary style with sustainable design, making it an excellent choice for various tenants. Ideally situated, the home is close to a variety of shops and restaurants and is within walking distance of Nottingham Trent University and Nottingham Train Station, offering unparalleled convenience for commuters and city residents alike. Upon entering the ground floor, you'll find a welcoming entrance hall featuring a wall-mounted security alarm for added peace of mind. The hall leads to a spacious, open-plan kitchen and living/dining area fitted with high-specification integrated appliances, perfect for those who love to cook. The first floor features a fantastically versatile room, which leads out onto a large balcony, this room could be used as either a bedroom or an additional living area, on this floor there is also a further double bedroom and a modern bathroom. On the second floor, there are two additional well-proportioned bedrooms, complemented by another modern family bathroom. Outside, the property boasts a private, enclosed rear garden with a paved seating area surrounded by decorative plants and shrubs, creating an ideal space for outdoor relaxation and enjoyment. There is also a large, beautifully planted, communal courtyard, which is for the use of all residents with access to Local, permit controlled parking. Other features include underfloor heating to the ground floor, air source heat pump, Nordan windows and sliding patio doors, which are aluminium externally and timber internally. This exceptional rental property must be seen to be fully appreciated.

Don't miss the opportunity to make this stunning home your own!

AVAILABLE NOW







- Brand New Eco-Friendly Mid Townhouse
- Four Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Three Piece Bathroom Suite/ Separate Three Piece Shower Suite & Downstairs WC
- Air Source Heat Pump & Underfloor Heating To Ground Floor
- Balcony Access & Private Enclosed Garden
- Un-Furnished
- Modern Neutral Decor Throughout
- Situated On An Exclusive Development In City Centre Location
- 360 Virtual Tour











# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

The entrance hall has wood effect flooring and carpeted stairs, smoke alarm, wall mounted security alarm panel and a single composite door providing access into the accommodation

### WC

5'10" x 2'11" (1.78m x 0.91m)

This area has tiled flooring, partially tiled walls, recessed ceiling spotlights, wall mounted dual flush WC, floating washbasin with mixer taps, a wall mounted chrome heated towel rail

### Kitchen Living Space

18'8" max x 30'0" max (5.69m max x 9.15m max)

The kitchen area has wood effect laminate flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, undermount sink and a half with mixer taps and a recessed drainer, integrated oven with an electric hob and extractor unit, integrated fridge/freezer, integrated dishwasher, integrated washing machine, smoke alarm and a double glazed window  
The living/dining area has wood effect laminate flooring, in-built storage cupboard, double glazed windows and double glazed French doors leading to the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, smoke alarm and provides access to the first floor accommodation

### Master Bedroom

18'8" max x 12'2" max (5.69m max x 3.72m max)

The main bedroom has carpeted flooring, radiator, UPVC double glazed window and double glazed sliding doors providing access to the balcony

### Bedroom Two

11'3" x 8'9" (3.44m x 2.69m)

The second bedroom has carpeted flooring, radiator and a double glazed window

### Bathroom

9'5" x 6'2" (2.88m x 1.90m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, chrome wall mounted heated towel rail, vanity washbasin with mixer taps, low level dual flush wall mounted WC, shaving point, panelled bath with mixer taps, a wall mounted mains-fed shower and a

shower screen, extractor fan and a double glazed obscure window

## SECOND FLOOR

### Landing

The landing has carpeted flooring, double glazed window and provides access to the second floor accommodation

### Bedroom Three

18'8" max x 12'1" max (5.69m max x 3.70m max)

The third bedroom has carpeted flooring, radiator, loft hatch and two double glazed windows

### Bedroom Four

11'4" x 8'9" (3.46m x 2.68m)

The fourth bedroom has carpeted flooring, radiator and a double glazed window

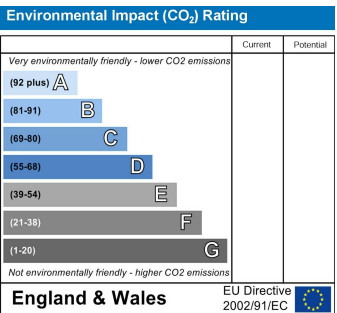
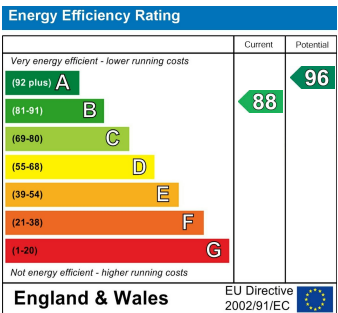
### Bathroom

9'4" x 6'2" (2.87m x 1.90m)

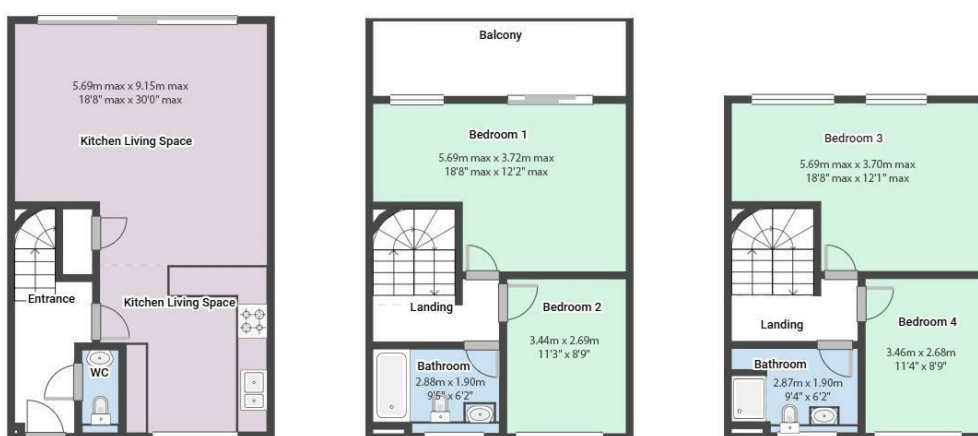
The bathroom has tiled flooring, partially tiled walls, low level dual flush wall mounted WC, vanity washbasin with mixer taps, fitted shelves, wall mounted chrome heated towel rail, shower enclosure with a wall mounted mains-fed waterfall shower and a separate shower over, shaving point, extractor fan and a double glazed obscure window

## OUTSIDE

Outside to the front is a pathway leading to the accommodation and to the rear is access to the balcony offering City views along with a low maintenance enclosed garden with a paved seating area and a range of decorative plants and shrubs with a wall surround and gated access



# Bedford Row, Fruit Market, Nottingham NG1 1BL



## 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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