



Belconnen Road, Nottingham, Nottinghamshire NG5 5JB

£650 PCM

APARTMENT LIVING...

This second-floor apartment is a fantastic opportunity for both couples or working professionals looking to be situated in a prime location near Nottingham City Hospital, the property offers excellent transport links to Nottingham City Centre and easy access to surrounding areas, making it ideal for commuters or those exploring the city. As you enter the apartment, you are welcomed by a hallway that leads to a spacious living room, perfect for relaxing which flows seamlessly into the kitchen. The large double bedroom provides a comfortable retreat as does the living room. The newly installed three-piece bathroom suite offers a clean, contemporary design. Additionally, the apartment includes a useful storage room for keeping belongings neatly organised. Outside, residents can enjoy access to communal areas, offering a pleasant environment for all with availability for on-street parking.

AVAILABLE NOW!

'PROPERTY IS AVAILABLE UN-FURNISHED/PART-FURNISHED - FURNISHINGS ARE NEGOTIABLE'



- Second Floor Apartment
- One Bedroom
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage
- Secure Entry System
- Un-Furnished
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

Hallway

8'6" x 4'0" (2.61m x 1.22m)

The hallway has wood-effect flooring, an in-built cupboard, wall mounted intercom, a radiator, access into the loft and a single door providing access into the accommodation

Living Room

20'0" x 15'8" (6.11m x 4.80m)

The living room has carpeted flooring, radiator, a UPVC double glazed window and is open plan to the kitchen area

Kitchen

7'1" x 6'10" (2.18m x 2.09m)

The kitchen has a range of fitted base and wall units with fitted worksurfaces, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space for and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted boiler, tiled splashback, vinyl flooring, and a UPVC double glazed window

Bedroom

13'8" x 9'10" (max) (4.19m x 3.01m (max))

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


Bathroom


8'0" x 5'5" (max) (2.44m x 1.67m (max))

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a vanity-style wash basin with mixer taps, a panelled bath with mixer taps and a wall-mounted shower fixture, a radiator, waterproof boarding and vinyl flooring

OUTSIDE

To the outside is access to communal gardens

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		
	75	75
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales <small>EU Directive 2002/91/EC</small> 		



Belconnen Road, Nottingham, Nottinghamshire NG5 5JB



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.
© HC Lettings

01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.