



## 193B Derby Road, Nottingham, NG10 4LQ

£800

- 2 bedroom first floor flat
- Shower room
- Double glazed throughout
- INTERNAL PHOTOS TO FOLLOW
- Neutral décor and flooring throughout
- 2 Double Bedrooms
- Easy access to Derby, Nottingham & Airport
- Modern kitchen with integrated cooking facilities
- Gas central heating and combi boiler
- Council tax Band = A

## Directions

## Viewings

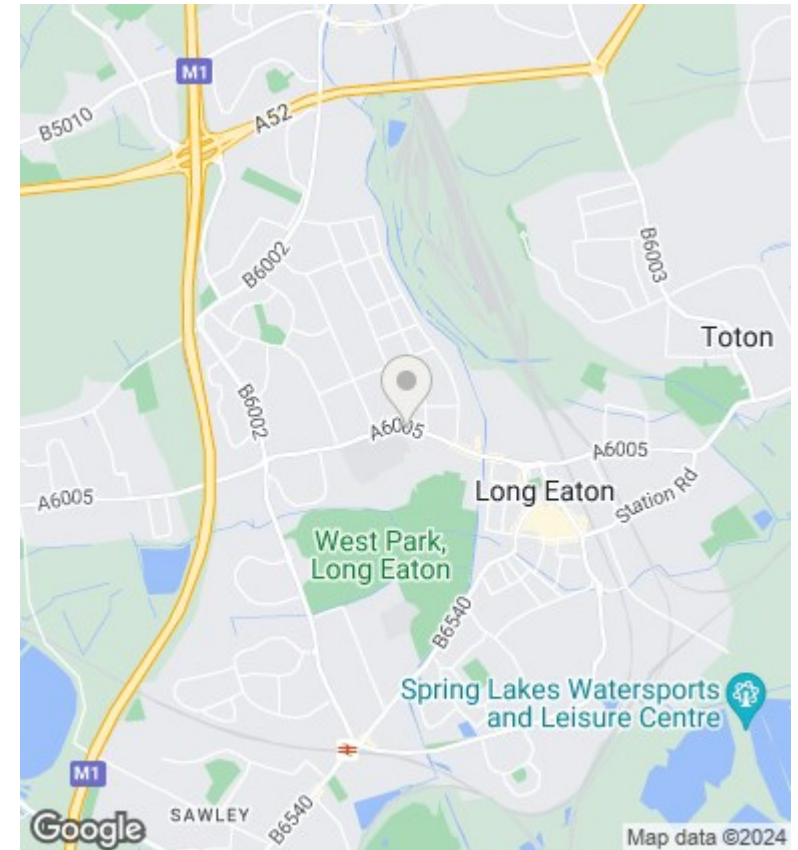
Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	