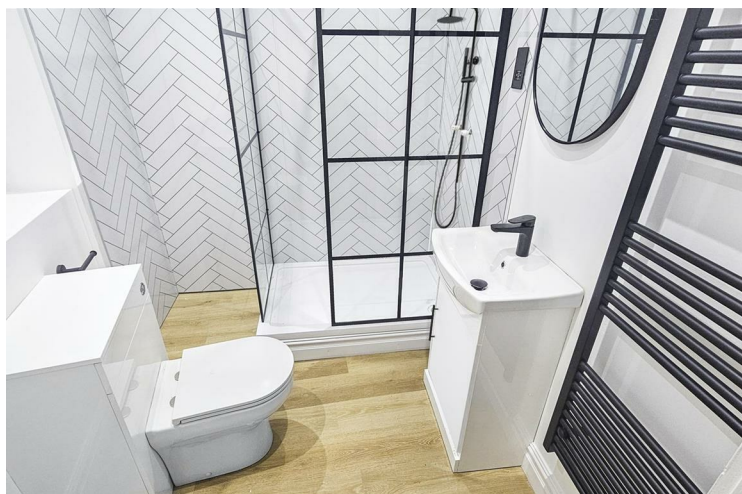




APARTMENT 9 KINGS COURT COMMERCE SQUARE

£875 PCM

A modern unfurnished one bedroom apartment, situated within the Kings Court, Commerce Square development in the Lace Market. A unique and characterful property set within an attractive courtyard development, featuring striking architectural design with exposed brickwork, large windows, and well-maintained communal areas



- Newly refurbished in 2025 • Modern throughout • Water bill included within the rent • Open plan living / kitchen

Hallway

A welcoming entrance hallway providing access to all rooms within the apartment offering space for coats/shoes.

Open plan Kitchen / Living room

A spacious and well-proportioned open plan kitchen/living room. The room benefits from wood-effect flooring and multiple windows, allowing for plenty of natural light while retaining the building's character with original-style glazing and fitted blinds. The kitchen area is fitted with a range of sleek gloss grey modern units and includes an oven, hob, extractor fan, fridge/freezer and washer dryer. Loft space with ladders above the kitchen area for storage.

Bathroom

A modern shower room comprising a walk-in shower, wash basin, WC and black heated towel radiator.

Bedroom

A generously sized double bedroom including blinds and cream carpet. The bedroom has an elongated layout provides flexibility for layout and use, with natural light enhancing the room's bright and comfortable feel.

Location and communal area

Situated in the sought-after Kings Court development, just a short walk from Nottingham City Centre, offering easy access to shops, restaurants, transport links and local amenities. The apartment has access to the buildings communal courtyard.

Relevant information

External post box located in communal hallway

Newly refurbished (2025) including new flooring throughout

Utilities Included: Water included within rent

Utilities Excluded: Electricity, broadband, TV licence

Access: Located on the 4th floor access to the flats through the courtyard via High Pavement, by the way of a small staircase, or by elevator access in the main foyer which exits on to Cliff Road.

Electricity supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric central heating with water-fed radiators controlled by a thermostat.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Low

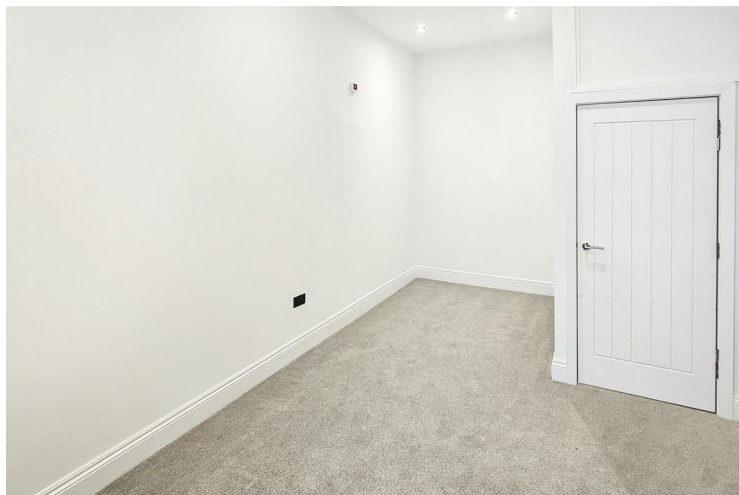
Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = There is a risk of flooding from reservoirs in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

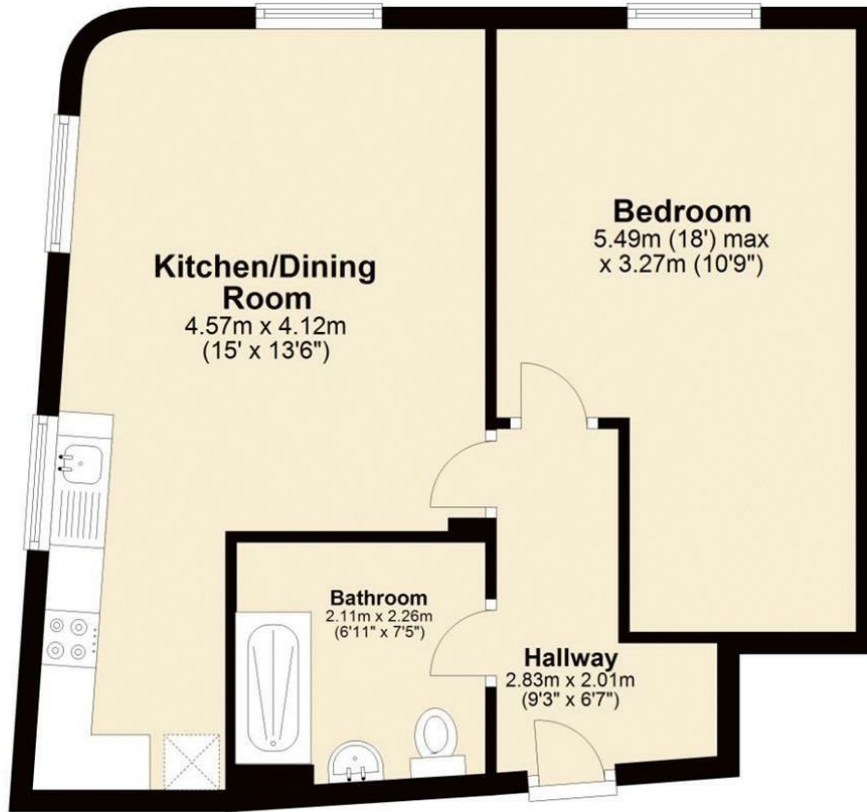


- Spacious double bedroom • Blinds fitted throughout • Kitchen includes appliances • Electric central heating • Walking distance to city centre amenities • Sought after development



Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.6 sq. feet)

Flat 9, Kings Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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