



## 71 WENLOCK DRIVE NOTTINGHAM

£875

A must view!! Spacious two bedroom unfurnished corner plot apartment, situated within close reach of West Bridgford town centre.



- 1st floor corner plot apartment • One allocated parking space • Kitchen to include appliances • Access to communal gardens

### Entrance / Hallway

Upon entering the apartment, you are welcomed by an enclosed entranceway (1.13m x 0.92m) that leads through to the main hallway. These have brand-new fitted carpets, an intercom system in the hallway, and two generously sized storage cupboards.

### Living room

The spacious living room is filled with natural light through the large windows and fitted with wooden Venetian blinds. The room also benefits from brand-new carpet.

### Kitchen

The kitchen is fully equipped with a gas hob, oven, washing machine, dishwasher, and fridge freezer. It features wood-effect cabinetry complemented by white tiled finishes.

### Master bedroom

The master bedroom benefits from a mirrored double wardrobe, brand-new beige carpet, and coordinating beige curtains, creating a calm and comfortable space.

### Bedroom 2

The second bedroom is a single room perfect for a home office or dressing room includes beige carpet, blackout roller blind.

### Bathroom

The bathroom comprises a pedestal sink, toilet, and a large bath with a shower overhead, along with a mirrored cabinet for storage.

### Relevant information

Flat includes parking space. Includes access to communal gardens.

Access: 1st floor flat via stairs (no lift)

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas combi boiler.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater = This location is outside of a groundwater flood alert area Reservoirs = Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

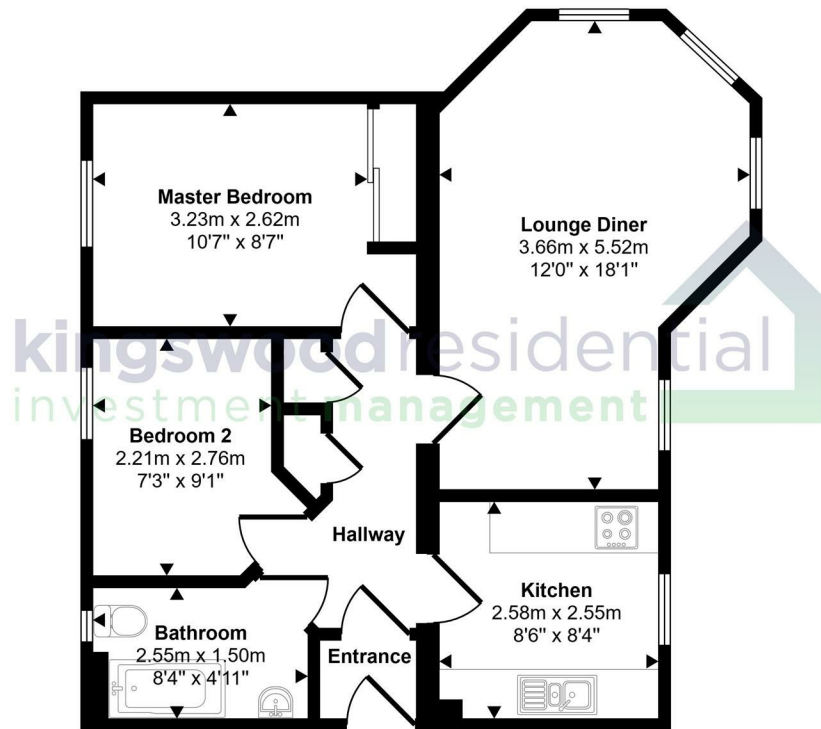
Any planning permission in the area: [rushcliffe.gov.uk/planning-growth/planning/](http://rushcliffe.gov.uk/planning-growth/planning/)



- Two bedrooms • Close to West Bridgford town centre • Within easy reach of Nottingham City Centre • Gas central heating • Council tax band = C • EPC Rating = C



Approx Gross Internal Area  
53 sq m / 570 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: C      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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