



## 4A PARK HEIGHTS 4-6 THE ROPEWALK

£1,050 Per

A 2 bedroom and 2 bathroom ground floor apartment with it's own private entrance, situated on the edge of Nottingham City Centre and the Park Estate. With one allocated parking space.

- The property has a small courtyard and it's own front door.
- To the entrance is a hallway with a storage cupboard.
- The master bedroom is furnished with a double bed, mattress, bed side tables and a wardrobe.
- The en-suite bathroom to the master bedroom includes a shower over the bath, sink and WC.

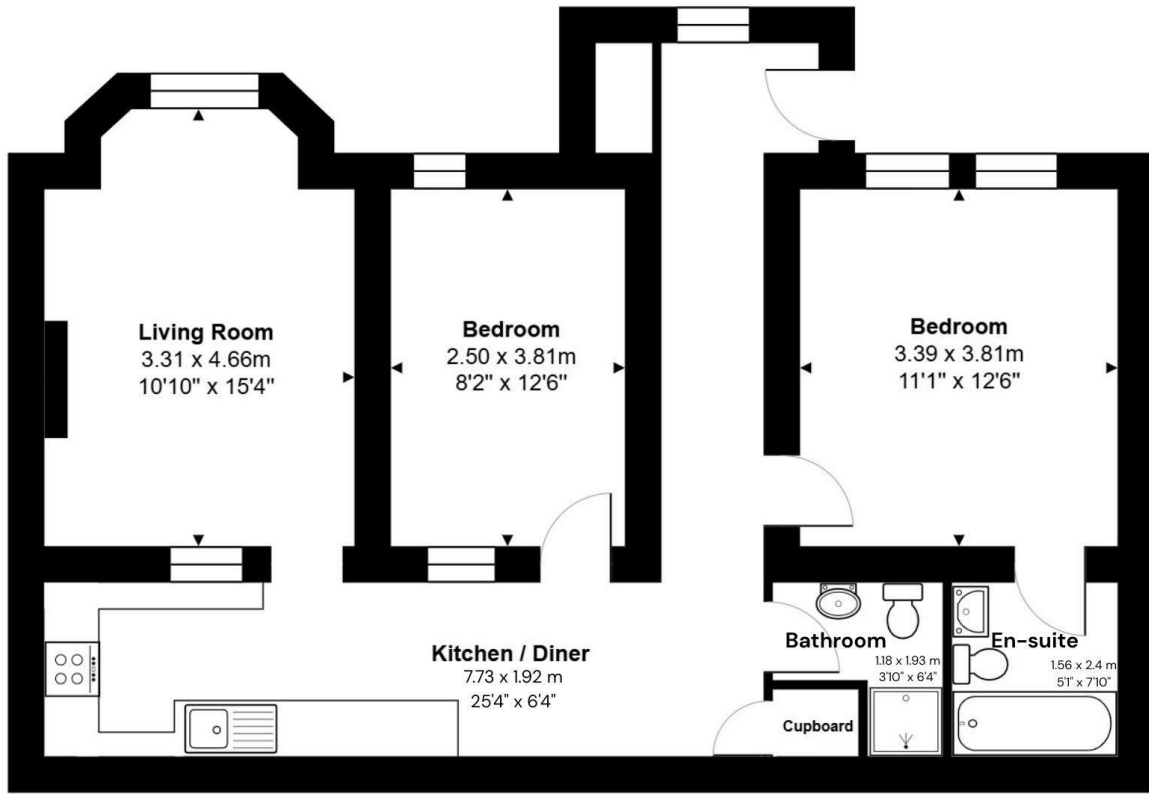


- **\*\*VIRTUAL VIDEO LINK AVAILABLE\*\*** • Own private entrance • Small courtyard area • Secure gated entry from the road



- Allocated Parking space included
- Two double bedrooms & two bathrooms
- Electric under floor heating
- Kitchen includes appliances
- Walking distance to the city centre
- Close to QMC and Nottingham University





Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to Scale.



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>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D    Council Tax Band: D**

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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