



14 LUCERNE CLOSE NOTTINGHAM

£875 PCM

This well-presented and generously sized two-bedroom top floor maisonette is ideally situated in the highly desirable area of Wilford. Offering its own private entrance, a garage, and modern interior. This property is perfect for professionals, couples, or small families.



- 2 double bedrooms • Newly refreshed Kitchen • Spacious throughout • Modern bathroom • Kitchen includes fridge/freezer

Entrance

The maisonette has its own entrance accessed ground floor at the front of the property. The entrance has an internal staircase and leading to the landing and second floor accommodation. There is plumbing for a washing machine in the entrance hallway.

Kitchen

The kitchen is newly refreshed with new grey shaker style cabinetry and white worktops includes, oven with gas hob stainless steel sink and an under counter fridge/freezer. Roller blind included. New windows will be installed prior to a tenancy starting.

Bathroom

The bathroom includes brown marble wall tiles, mirrored wall unit, sink, waterfall shower over bath and toilet. Roller blind included.

Lounge

The spacious lounge is located to the rear of the property and includes wooden effect flooring with electric wall fire. New window will be installed prior to a tenancy starting.

Front Bedroom

Located to the front of the property, the bedroom is fitted with grey carpet and white walls curtain pole included. New windows will be installed prior to a tenancy starting.

Rear Bedroom

Located to the rear of the property, the bedroom is fitted with grey carpet and white walls curtain pole included. New window will be installed prior to a tenancy starting.

Outside

Outside there is a separate garage with a parking space in front. There is further on-street permit parking available. The property includes a section of turfed space to the front.

Location

The property is within walking distance of a Co-op shop. Wilford Lane tram stop is also within very short walking distance. Nottingham City Centre and West Bridgford town centre are within easy reach.

Relevant information

The property also benefits from having gas central heating and UPVC double glazing.

Access: Flat is a 1st floor maisonette, access by an internal staircase.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see 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 Flooding from reservoirs = likely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

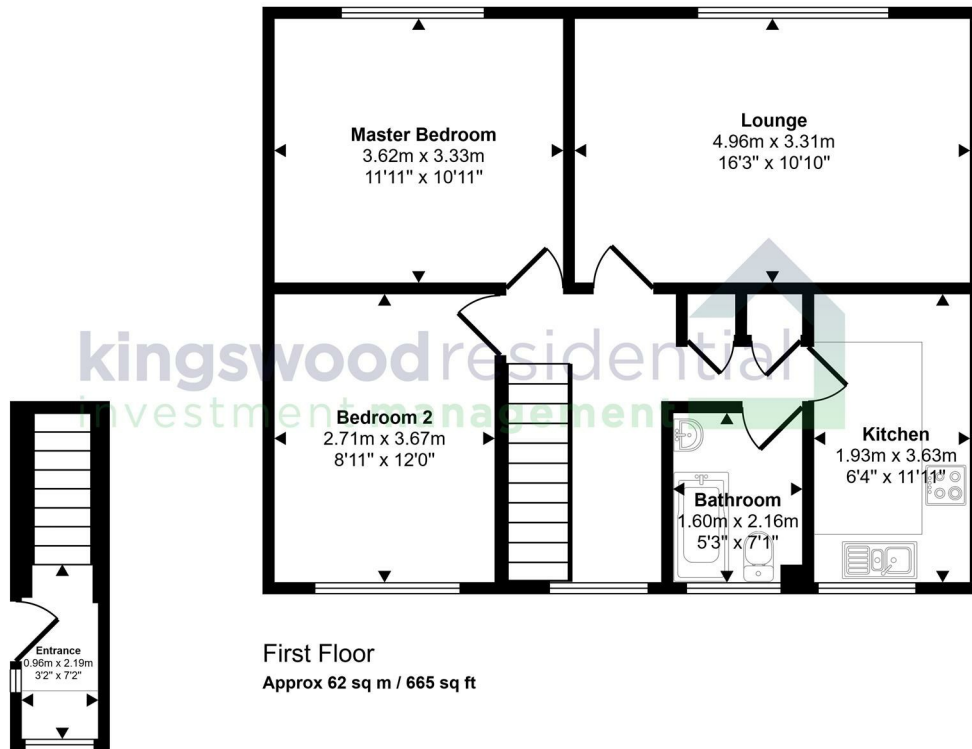
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



- Access to front garden • Garage included • Council tax = band B • Walking distance to tram station and Co-op shop • Within easy reach of Nottingham City Centre and West Bridgford



Approx Gross Internal Area
66 sq m / 707 sq ft



Ground Floor
Approx 4 sq m / 42 sq ft

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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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