



APARTMENT 8, THE OLD COMMUNITY CENTRE ST PAULS

£825 Per

A 2 bedroom unfurnished DUPLEX apartment in this recently converted characteristic building, finished with a modern interior and located on a quiet street within 2 minutes walking distance of the ASDA supermarket, main bus route and a tram stop, which is only 5 stops away out of the City Centre.



- Duplex / 2 floor layout • Brand new carpet throughout • Freshly redecorated throughout • Parking space included inside a gated car park

Open Plan Kitchen / Lounge

Located on the upper floor, this spacious open-plan lounge and kitchen includes characterful features offers a bright and airy living space, finished with fresh white walls and brand new brown carpets. The kitchen features grey vinyl flooring, cream cabinets, and comes fully equipped with a fridge/freezer, washing machine, slimline dishwasher, oven, and electric hob.

Hallway

Upon entering the flat, you are welcomed by a large hallway with brand new brown carpet throughout. A broadband router is already installed, with broadband provided by Evolve. Please note that the broadband provider cannot be changed.

Bathroom

The bathroom, located on the ground floor, includes a thermostatic shower over the bath, toilet, and sink, finished with cream marble-effect wall and floor tile

Master Bedroom

The property offers one double bedroom finished with new brown carpets and wooden-style Venetian blinds.

Bedroom 2

Single sized bedroom finished with new brown carpets and wooden-style Venetian blinds.

Location

The property has a gated car park unallocated spaces, first come first serve. The duplex comes with a basement storage unit.

The property is ideally located just a couple of minutes' walk from ASDA and the NET tram stop and is close to a wide range of local shops and amenities. City Hospital, QMC Hospital, and university campuses are all within easy reach.

Relevant information

Access: Duplex flat located on the 1st floor access by a staircase (no lift.)

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: Broadband provided by Evolve, see this link: <https://www.evolve-solutions.co.uk/residential/> (Broadband provider cannot be swapped) 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 = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

Any planning permission in the area: see

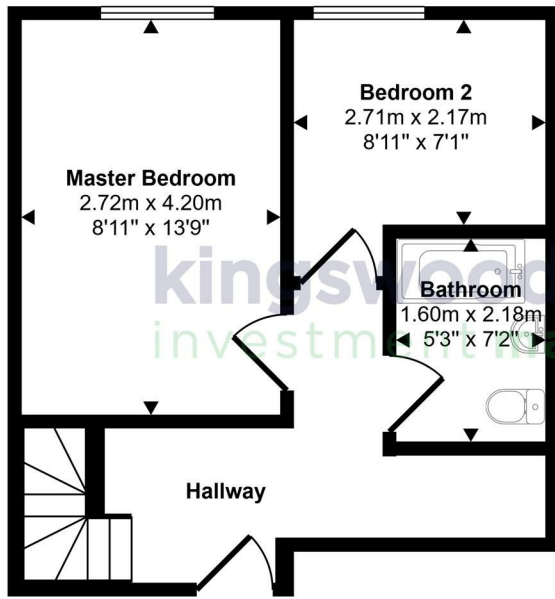
nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



- Kitchen includes appliances
- Open plan living / kitchen
- Separate storage area per apartment
- Close to ASDA Supermarket
- Council tax band = A
- EPC Rating = B



Approx Gross Internal Area
63 sq m / 683 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft



First Floor
Approx 31 sq m / 336 sq ft

Denotes head height below 1.5m

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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

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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