



15 HORNBEAM GARDENS NOTTINGHAM

£765 Per

Charming one-bedroom ground floor maisonette includes large private rear garden located within walking distance to local shops and bus routes.



- VIRTUAL TOUR AVAILABLE • One bedroom ground floor maisonette • Ezviz doorbell for security • Two internal storage cupboards. Additional outdoor storage cupboard

Entrance Hallway

A generously sized entrance hallway with two useful storage cupboards. One is ideal for coats and shoes, while the second provides ample space for seasonal items and general household storage.

Lounge / Diner

A bright and spacious lounge/diner featuring white walls and wood-effect flooring. The room benefits from direct access to the private rear garden, with fitted blinds included.

Kitchen

A practical U-shaped kitchen offering plenty of cupboard and worktop space. There is space and plumbing for a washing machine, along with an electric hob and a brand-new oven. Roller blind included

Bathroom

A three-piece bathroom suite comprising a WC, pedestal wash basin and a bath with an overhead shower.

Garden

A large private garden for the exclusive use of the maisonette. There is a right of way through the neighbouring gardens to provide access for bins.

Relevant information

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 = High
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/



- Hard flooring throughout • Three-piece bathroom suite • Large private garden • Spacious lounge area • Council tax band = A • Located within walking distance to Aldi

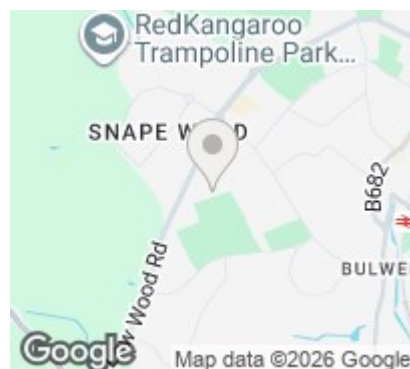


Approx Gross Internal Area
49 sq m / 523 sq ft



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) A		
(81-91) B		
(69-80) C	74	76
(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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management