



107 SPRING CRESCENT NOTTINGHAM

£1,000 Per

A spacious brand new 2 bedroom semi-detached house, situated on the new Garvey Glade Countryside development in Bestwood.



- Brand new property • Brand new blinds to be fitted throughout • Kitchen includes integrated appliances • Downstairs WC

Front garden, rear garden and driveway

There's a turfed front garden and a long driveway to the side of the property, for at least two cars. There's also a Type 2 Untethered Electric Vehicle charger accessed via the driveway. To the rear is a garden to include a patio area, turfed space and a small shed.

Kitchen

The kitchen includes fitted units, a breakfast bar area open plan to the lounge, oven, hob, extractor hood, freestanding washing machine and integrated appliances to include a fridge, freezer and dishwasher. There's also a downstairs WC access opposite the kitchen which includes a WC and sink.

Lounge / Diner

Open plan to the kitchen is the Lounge / Dining area. There's an under the stairs storage cupboard and patio doors leading to the rear garden.

Bathroom

Bathroom to include a shower over the bath, sink, WC and some newly fitted fixtures to include a mirrored bathroom cabinet, toilet roll holder and a loop towel rail.

Bedroom front

Double bedroom with storage cupboard.

Bedroom rear

Further double bedroom.

Property Features and location

- The property is due to have blinds installed on windows for the kitchen, patio doors, bathroom and both bedrooms.
- Property comes with Rooftop Photovoltaics Solar Panels, which residents will benefit from any energy generated by for

their own usage.

- Gas centrally heated and property has an overall EPC Rating of B!
- Within walking distance of the Robin Hood Primary School and other schools are within close reach.
- Close to public transport links to the city centre.
- Within close reach of Arnold and Bulwell town centres.

Material information

- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection with water meter.
- Heating and hot water status: via a gas combi boiler.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.
- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very Low. Ground water = This location is outside of a groundwater flood alert area. Reservoirs = Flooding from reservoirs is unlikely in this area.
- Coal mining area location: on a coalfield.
- Planning permission: See nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/
- Council: Nottingham City Council

Terms and conditions

Terms And Conditions - Terms And Conditions - Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £230.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1,153.00. First months rent in advance.

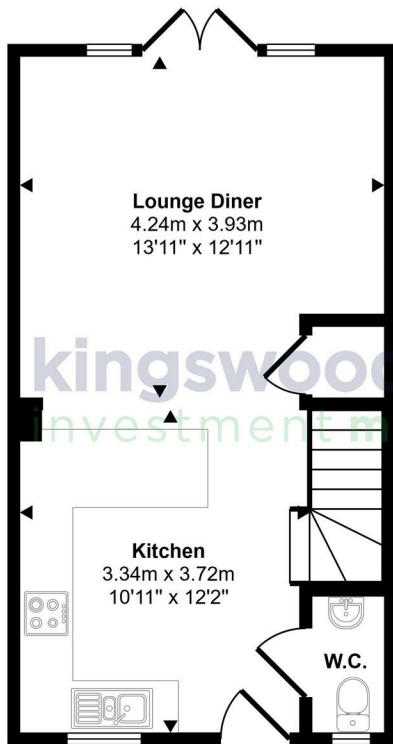


- Spacious rear garden • Two double bedrooms • Rooftop Photovoltaics Solar Panels • Untethered Electric Vehicle charger • Long driveway for at least two cars • EPC Rating = B

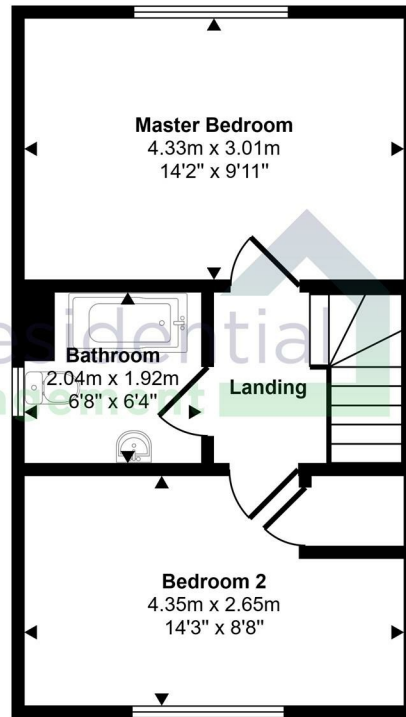
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Approx Gross Internal Area
68 sq m / 727 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 34 sq m / 370 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	89	89
(69-80) C		
(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: B Council Tax Band: New Build

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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