39 BODILL GARDENS NOTTINGHAM

£775 Per

An unfurnished ground floor 2 bedroom apartment within close reach of Hucknall town centre.

• Ground floor apartment • Allocated parking space • Separate kitchen and living room • Gas central heating

Hallway and exterior

Externally there's a communal lawn area and one allocated car park space.

Upon entry to the flat, there's a small porch area and a spacious hallway with a storage cupboard.

Living room

Spacious Living room with curtain poles fitted above the windows.

Kitchen

Kitchen to include fitted units, sink, oven, gas hob and an extractor hood. There's also a freestanding washing machine but this is not maintained by the Landlord.

Master bedroom

Double bedroom with curtain pole fitted above the window.

2nd bedroom

Further double bedroom with curtain pole fitted above the window.

Location

Situated within a cul-de-sac, the flat is within close walking distance to shops and an ALDI supermarket. Also within walking distance is the Hucknall tram station, a Tesco Superstore and McDonalds. Further down is Hucknall town centre, which offers a large selection of amenities.

Hucknall is ideally located for easy access to the M1, and both City Hospital and Nottingham City Centre are accessed via both public transport and road.

Material Information

Electricity supply: Mains connection.
Water and sewerage status: Mains connection with a water meter
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 = 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: Ashfield District Council
Any planning permission in the area: see ashfield.gov.uk/planning-and-building-control/search-planning-applications/

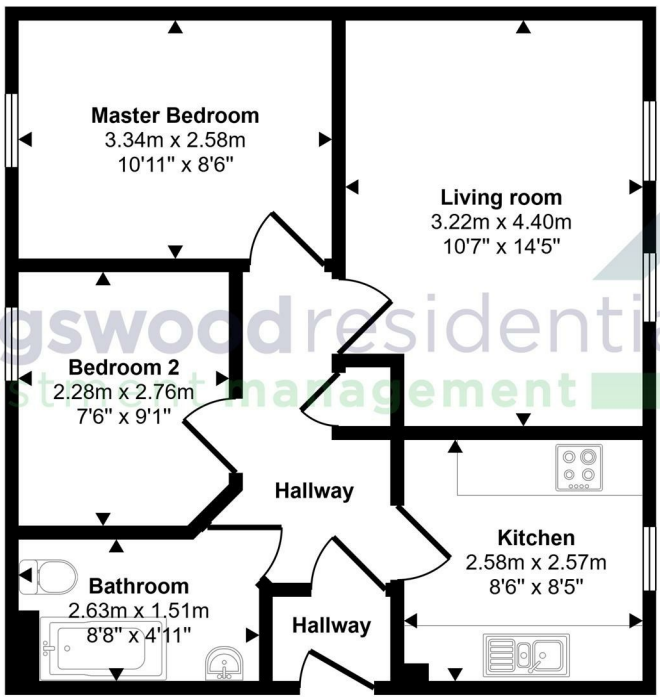
Terms and conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £178.00. Tenancy deposit, equivalent to 5 weeks rent, being £894.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

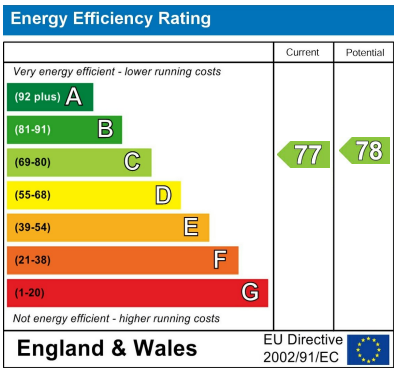
• Close to Hucknall town centre and other amenities • Two bedrooms • Communal lawn area • Local convenience stores nearby • Council tax band = A • EPC Rating = C

Approx Gross Internal Area
48 sq m / 518 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.



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