



FLAT D 38 ELM AVENUE NOTTINGHAM

£825 Per

A furnished top floor 1 bedroom apartment which benefits from superb views over Nottingham. Located on the fringe of the City Centre, on a pedestrianised beautiful green tree-lined row of Victorian properties.

There is a small entrance hallway which leads you through to spacious lounge which includes a 2 seater sofa and an extendable dining table with chairs. The separate kitchen includes an oven/hob, washing machine and under counter fridge.

The bathroom includes a shower cubicle, sink and WC. On the other side of the apartment is a double bedroom which is furnished with a double bed frame, bedside drawers, chest of drawers and wardrobe (no mattress).



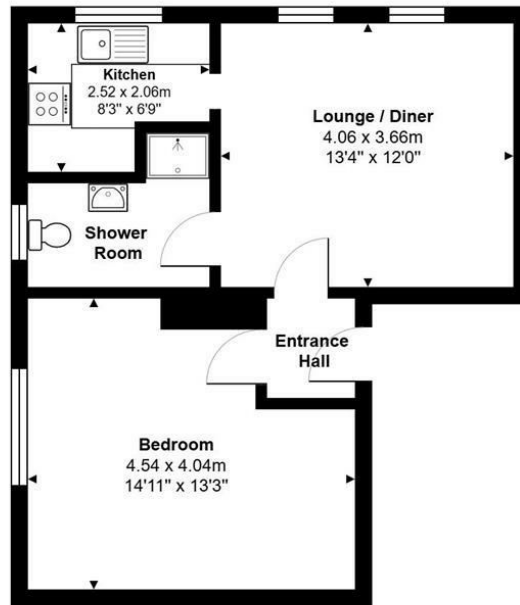
- Beautiful green tree-lined pedestrianised row to the front
- Fully furnished
- Top floor
- Separate lounge and kitchen



- Great views of the city
- Gas central heating
- On-street permit parking to the rear
- Council tax band = A (Nottingham City Council)
- Less than 10 minute walk to city centre



38D Elm Avenue, Nottingham, NG3 4GF



All measurements are approximate and for display purposes only

Total Area: 43.7 m² ... 471 ft²



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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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