

SHERWOOD PARADE KIRKLINGTON ROAD

£725 Per

2 bedroom first floor flat comprising of brand new interior with kitchen, bathroom, central heating boiler, flooring and decoration.

The flat has a small communal ground floor entrance for just two flats, then entrance door, staircase up to first floor, landing with fitted cupboard, 2 bedrooms, shower room consisting of large cubicle / vanity wash basin / WC, spacious lounge, separate kitchen with built in oven and hob.

There is gas central heating and UPVC double glazing. Outside is parking in a car park area (not allocated) plus further on street parking.

The flats are located on the first floor above a parade of a funeral director, barbers, chip shop and pharmacy.

Garage dimensions Garage 4.57m x 2.48m x 2.48m high at lowest / 3.7M at highest . Lighting and power sockets inside





• Brand new kitchen • Fully re-decorated throughout • Brand new flooring • Brand new shower room • Garage included, with power and lighting inside

Material information

Access - 1st floor apartment. Initial entrance into a communal hallway with staircase leading up to the flat.
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 = 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: Newark and Sherwood Council.
Any planning permission in the area: see newark-sherwooddc.gov.uk/planning-building-control/planning

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 £167.00. Tenancy deposit, equivalent to 5 weeks rent, being £836.00.

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.





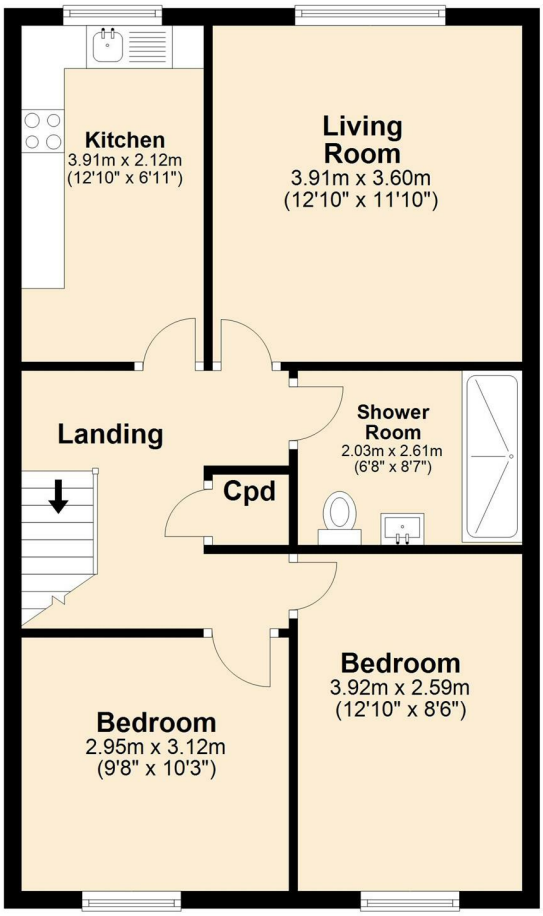
• Communal car park to the rear • Close to shops and amenities • Close to Mansfield • Council tax band = A • EPC Rating = C





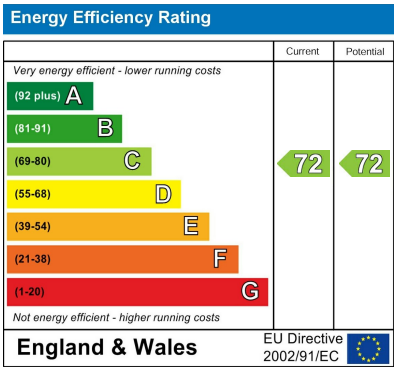
Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



Total area: approx. 58.5 sq. metres (629.6 sq. feet)





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

kingswood residential investment management