



APARTMENT 45, YACHT CLUB PLACE TRENT LANE

£1,495 Per

A brand new fully furnished first floor two bedroom and two bathroom apartment within a recently built development on Yacht Club Place - with clear views of the River Trent from all the windows! All brand new furniture. Includes one allocated parking space and integrated white goods. Access to a concierge service, communal gym and a community 'workspace' is included. With links to Lady Bay/ West Bridgford Via the new Waterside Footbridge.



- Virtual tour available • Brand new furnished first-floor apartment • High-spec kitchen units • Concierge service access

Kitchen Lounge Diner

There is an open plan living/kitchen and dining area with large windows/ balcony doors overlooking the River Trent. Blinds to be fitted. The living area has all brand new furniture including a large velvet grey two seater sofa, oak side table and matching TV unit cabinet. A large rug compliments the room. In the dining area, there is a dining table with four matching green chairs. The kitchen is high specification that includes integrated fridge/freezer, washer/dryer, dishwasher, oven, hob and microwave. Modern fitted units. The balcony is accessed to the rear of the lounge area.

Master Bedroom

The master bedroom is furnished with a double bed with mattress, bed side tables and a freestanding wardrobe. There is also an en-suite bathroom which includes a shower, sink and WC (1.63m x 2.33m.)

Bedroom

The second bedroom includes a double bed with mattress, bed side tables and an integrated wardrobes with sliding doors. The ensuite is a "Jack and Jill" shower room accessed via the bedroom and hallway. It includes a modern shower, sink and WC. (1.6m x 2.67m).

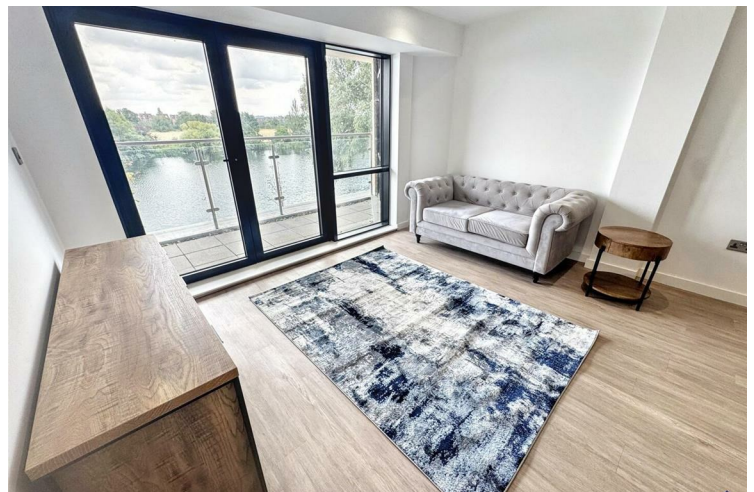
Location

The property has one allocated parking space. Located on the River Trent. Nottingham City Centre is less than 1 mile away and West Bridgford town centre is also within easy reach. There is a new foot bridge which has direct access into West Bridgford.

Relevant information

Access: Apartment is located on the second floor accessed via

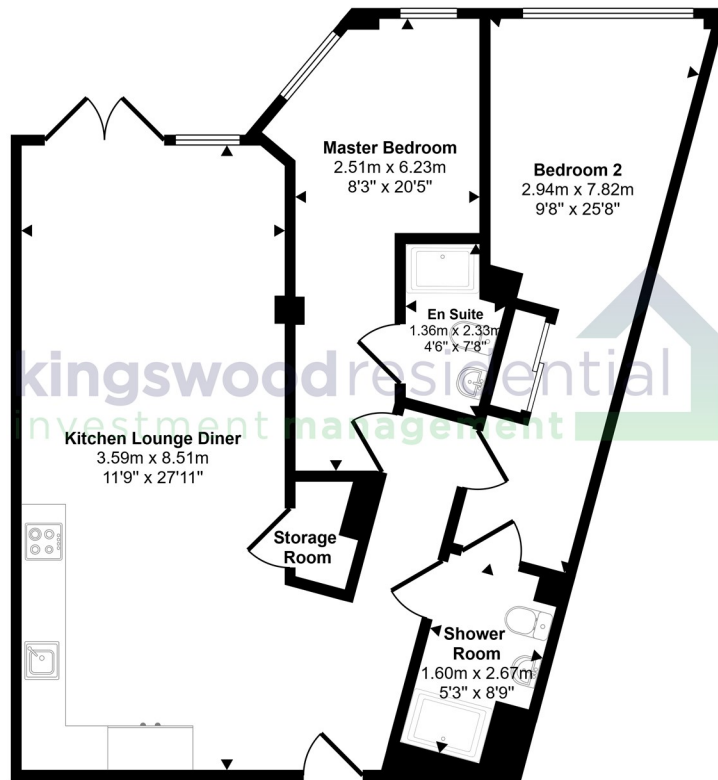
stairs and a lift. Electricity and gas supply: Mains connection. Water and sewerage status: Mains connection Heating and hot water status: gas central heating. Gas provider cannot be changed as is block mains supply. Broadband and mobile phone coverage: see checker.ofcom.org.uk. Flood risk in this location: Surface water = Very Low. River/Sea = Medium Flood risk from Groundwater = This location is outside of a groundwater flood alert area. Flooding from reservoirs = There is a risk of flooding 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/



- Communal gym included • Community workspace access • 2 double bedrooms • 1 allocated parking space • Near Nottingham City Centre • River Trent views



Approx Gross Internal Area
76 sq m / 815 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	84	
(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: D**

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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