

FLAT 1 19 HUNTINGDON STREET NOTTINGHAM

£675 Per

A studio flat with a separate kitchen and shower room situated within Nottingham city centre.

• The flat is on the ground floor of a building which consists of 3 flats.

• There is a separate kitchen to include an oven / hob, washing machine and a under counter fridge / freezer.

• The flat includes a bathroom which includes a shower, WC and sink.

• The property benefits from gas central heating via a combi boiler and secondary internal glazing.





• Fully redecorated with new flooring throughout • Ground floor unfurnished studio flat • Separate kitchen and shower room

Material Information

Access: Ground floor access by small steps to the front door. Rear access available without a step.
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: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/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 £155.00. Tenancy deposit, equivalent to 5 weeks rent, being £778.00.

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.



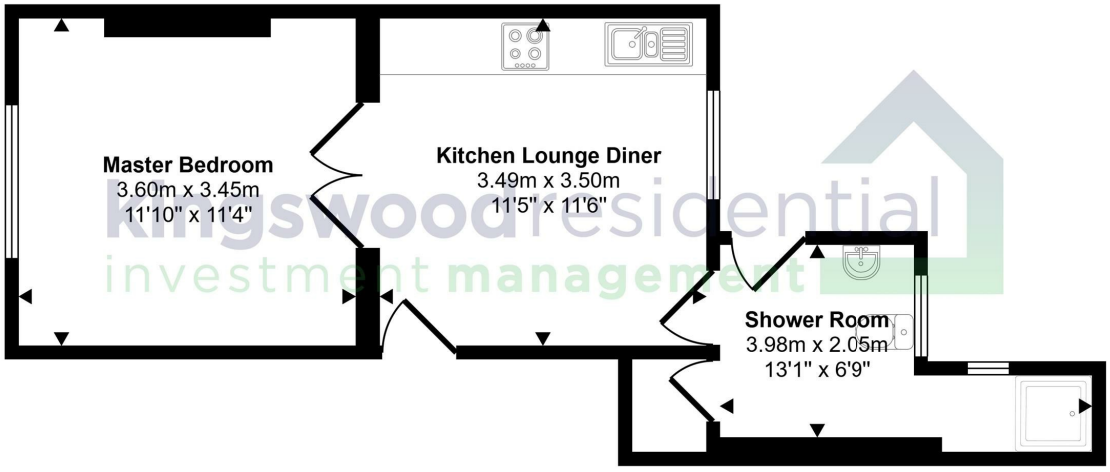


• Combined bedroom / living room • Kitchen includes appliances • Easy access to both Universities • Walking distance to all city centre amenities • Public transport links very close by • Perfect for a single occupant • Council tax band = A





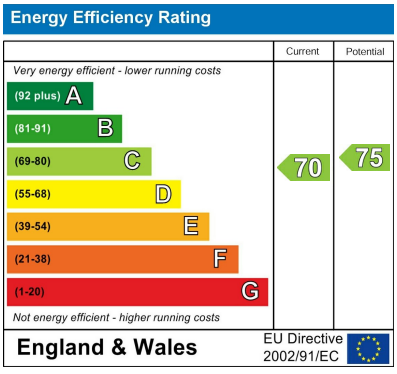
Approx Gross Internal Area
33 sq m / 354 sq ft



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

kingswood residential investment management