



62 Deane Road, Nottingham, NG11 7GQ

£1,400 Per month

- TOP FLOOR DUPLEX APARTMENT
- SEPARATE LIVING ROOM WITH LARGE BALCONY
- THREE BEDROOMS ALL WITH STORAGE
- DOWNSTAIRS WC
- EPC B
- LARGE OPEN-PLAN KITCHEN/DINING ROOM
- MAIN BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- COUNCIL TAX C

# 62 Deane Road, Nottingham NG11 7GQ

We are pleased to bring to the market this duplex apartment in the sought after area of Wilford.

The accommodation is arranged over two floors including; an entrance hallway, a wc, a lounge with bi-fold doors opening to a balcony, a fitted kitchen with a range of appliances and French doors opening to a Juliette style balcony, plus a utility room and a WC at second floor level, with three bedrooms (one with an en-suite shower room), and a bathroom.

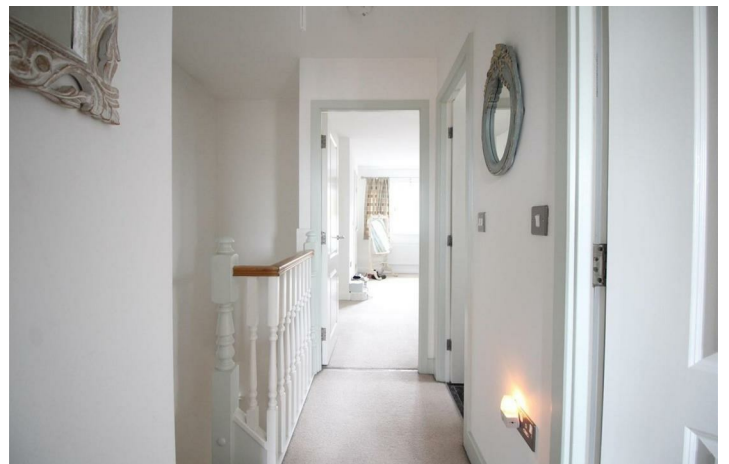
Benefiting from gas central heating, and a telephone entry system, the property also has an allocated car parking space within the development.

Situated in the popular south Nottinghamshire suburb of Wilford, the property is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre.

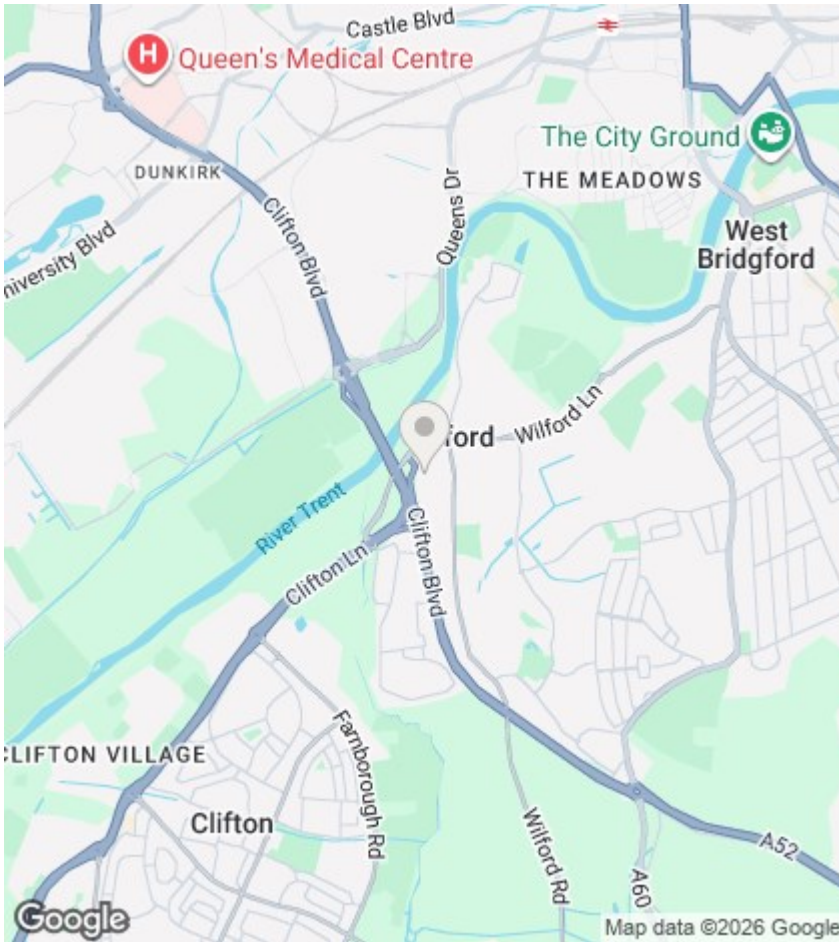
There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	
(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	