

14 HOBBEN CRESCENT NOTTINGHAM

£850 Per

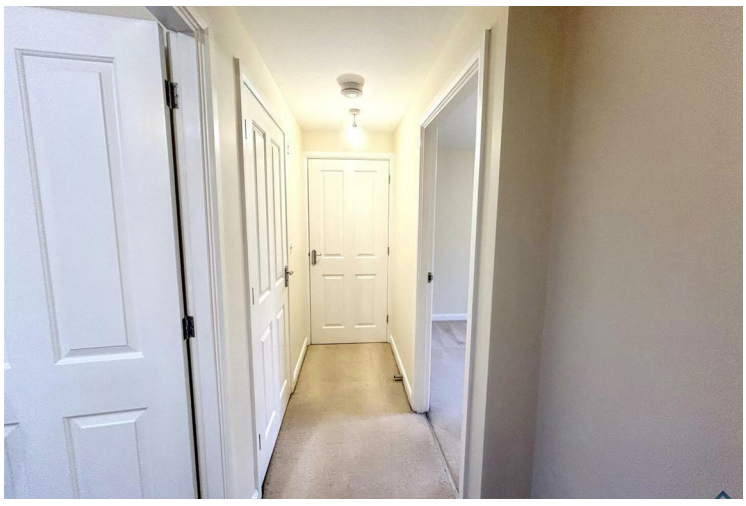
Situated on a sought-after residential estate in Hucknall, this well-presented freshly decorated two-bedroom apartment benefits from its own private entrance, garage (includes mains electrics and lighting) and additional parking.

The property is accessed via a private entrance, with the added convenience of internal access to the garage. Stairs lead to the first floor, where you will find a spacious open-plan living area and has two sky light windows offering lots of natural light.

The kitchen with two sky light windows is fitted with a range of wall and base units and includes an oven and gas hob, an integrated fridge freezer along with space for a washing machine.

The bathroom comprises a three-piece suite, including a bath with an overhead electric shower, wash hand basin and WC. This also has one sky light window offering natural light.





• Freshly decorated throughout and brand new carpets to be fitted • Spacious garage with an extra storage cupboard • Private entrance • Master bedroom with with a fitted wardrobe • Close to Hucknall Centre and Transport Links • Spacious and light with sky light windows

Material Information

Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
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: Ashfield District Council
Any planning permission in the area: see planning.ashfield.gov.uk/planning-applications

Terms and Conditions

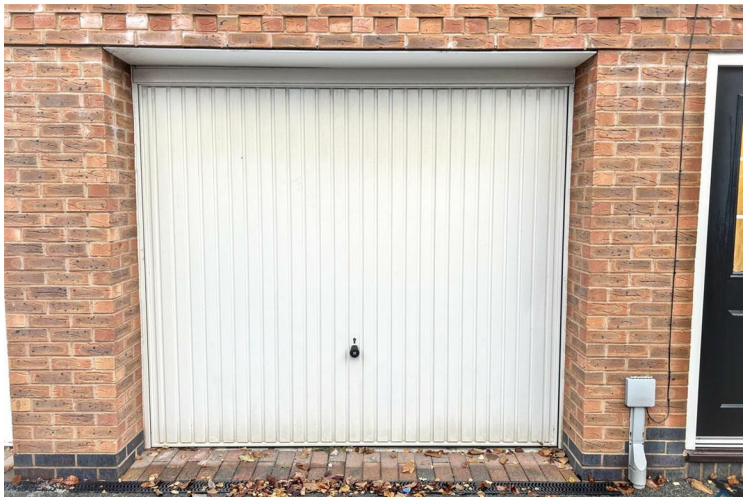
Costs to move into this property is £196. Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £980. First months rent in advance.
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



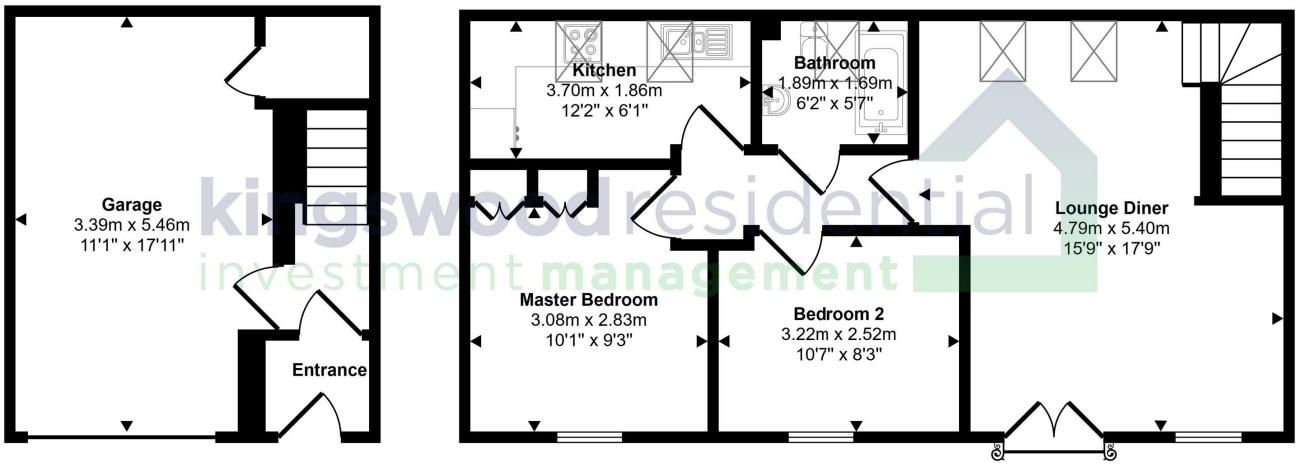


• Close to Schools and Local Amenities • Gas Central Heating • Sought After Location • Council Tax Band = A





Approx Gross Internal Area
83 sq m / 894 sq ft

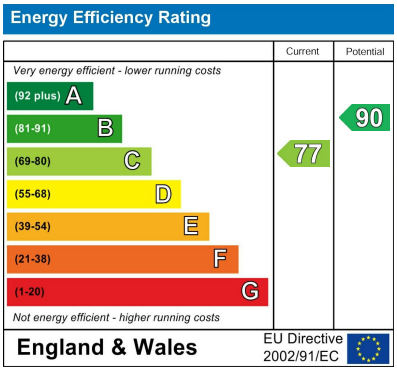


Ground Floor
Approx 26 sq m / 275 sq ft

First Floor
Approx 58 sq m / 619 sq ft

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

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