

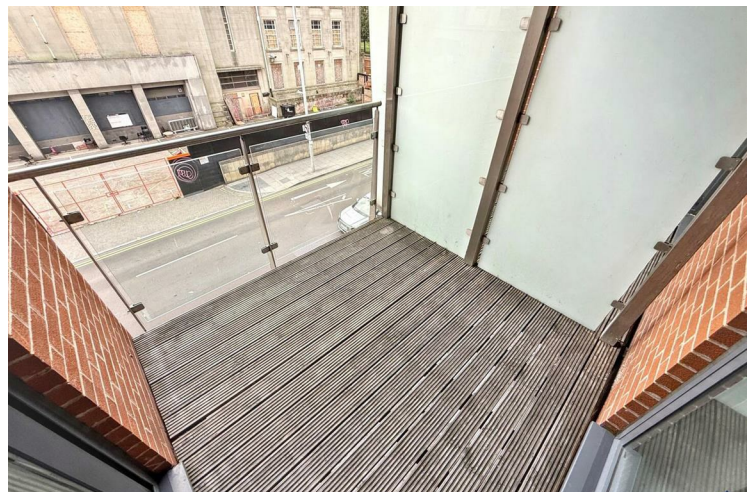


26 SHAKESPEARE STREET NOTTINGHAM

£1,200 Per

A 2nd floor furnished 2-bedroom apartment in the central city centre location, which has just been fully re-decorated and had new flooring fitted throughout!

The apartment also benefits from two private balconies and an allocated parking space.



- Two balconies • Parking space included • Fully re-decorated throughout • Brand new flooring throughout • 2nd floor apartment with elevator access

Open plan living and kitchen room

The lounge area is furnished with two sofas (brand new), coffee table, side table and a dining room with 4 chairs. The kitchen includes fitted units, oven, hob, extractor fan, fridge / freezer and a washing machine. There's also a balcony accessed via the living area.

Master bedroom

Bedroom furnished with a double bed frame, mattress, bed side table and wardrobe - with access to the lounge balcony from the bedroom too.

Bedroom 2

Bedroom also furnished with a double bed frame, mattress, bed side table and wardrobe, with it's own private balcony.

Bathroom

Bathroom to include a shower over the bath, sink, WC, towel rail and bathroom cabinet.

Location

Situated in the centre of Nottingham City Centre, there's a huge selection of amenities within walking distance. Nottingham Trent University is close by, along with public transport links that will connect you to anywhere you need to go including bus stations, tram stations and the train station. The flat also includes a parking space within the car park.

Material Information

Access: 2nd floor apartment with access by either elevator or a communal stair case.

Electricity supply: Mains connection.

Water and sewerage status: Mains connection with a water meter

Heating and hot water status: Electric wall panelled heaters and an water cylinder tank for hot water.

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 £276.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,384.00 First months rent in advance.

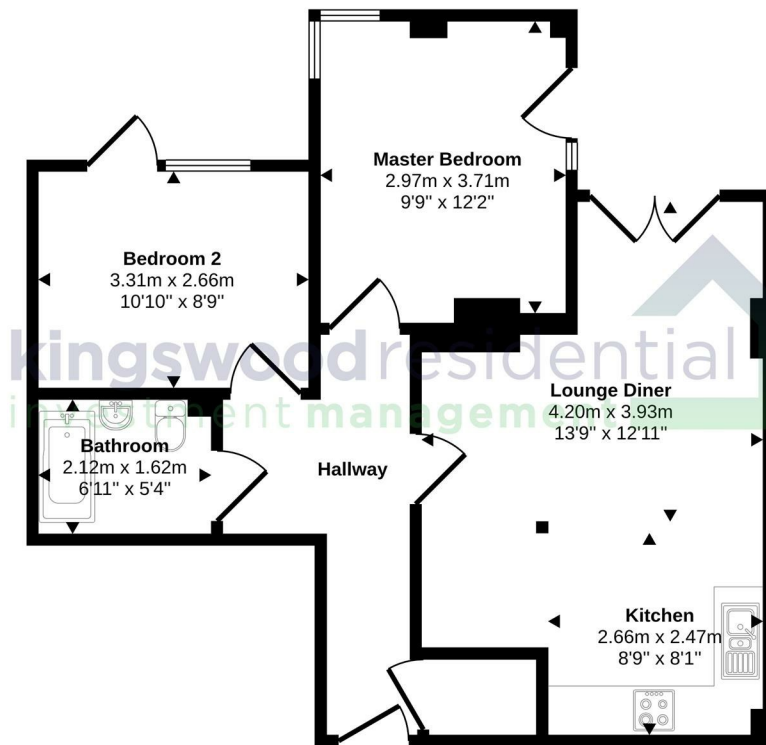
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



- Walking distance to all city centre amenities • Close to public transport links • Brand new sofas and mattresses • Newly fitted blinds and curtain poles • EPC Rating = C



Approx Gross Internal Area
58 sq m / 621 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		
(69-80) C	79	
(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: C 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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