



# FLAT 4, CLUMBER COURT 5 PELHAM AVENUE

£650 Per

A newly converted 6 bedroom HMO, refurbished to a high standard and within easy reach of Nottingham City Centre!  
All bills are included and each room also benefits from it's own private kitchenette zone with fridge/freezer and worktop!



- High-spec newly converted HMO with 6 rooms • Furnished double bedrooms with en-suite shower rooms • All bills included!
- Modern kitchenette zone with fridge/freezer and worktop within each room • Spacious shared living and kitchen area and separate utility room

### Room 1

NOW LET AGREED!

### Room 2

NOW LET AGREED!

### Room 3 - £650pcm

A furnished double bedroom with en-suite, inclusive of all bills. The room is furnished with a double bed, mattress, wall mounted smart TV, kitchenette zone with fridge/freezer and worktop and a built in wardrobe with chest of drawers. The en-suite shower room includes a shower, WC and sink. Low security deposit of £300.

### Room 4 - £650pcm

A furnished double bedroom with en-suite, inclusive of all bills. The room is furnished with a double bed, mattress, wall mounted smart TV, kitchenette zone with fridge/freezer and worktop and a built in wardrobe with chest of drawers. The en-suite shower room includes a shower, WC and sink. Low security deposit of £300.

### Room 5

A furnished double bedroom with en-suite, inclusive of all bills. The room is furnished with a double bed, mattress, wall mounted smart TV, kitchenette zone with fridge/freezer and worktop and a freestanding wardrobe. The en-suite shower room includes a shower, WC and sink. Low security deposit of £300.

### Room 6 - £650pcm

A furnished double bedroom with en-suite, inclusive of all bills. The room is furnished with a double bed, mattress, wall mounted smart TV, kitchenette zone with fridge/freezer and

worktop and a built in wardrobe with chest of drawers. The en-suite shower room includes a shower, WC and sink. Low security deposit of £300.

### Communal areas and shared facilities

There's an entrance hallway which leads through to the shared lounge / kitchen. The lounge area includes a sofa and wall mounted smart TV. The kitchen includes a dining table, fitted units, two ovens, two hobs, toaster, microwave and toaster.

The shared utility room is also accessed via the hallway and includes two washing / drying machines which can be used for no additional cost.

Car parking spaces within the exterior car park can be rented at a cost of £25pcm,

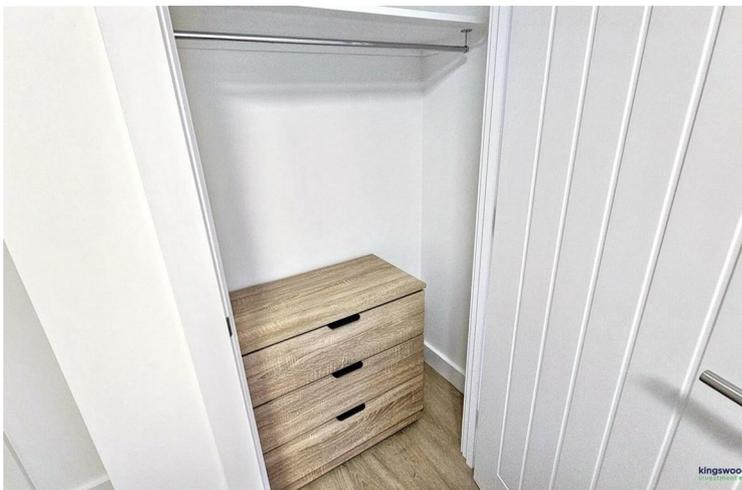
There is a communal bin store located in the car park for all residents to use.

To the rear of the building is a communal bike store for residents to use (with their own bike locks).

### Material Information

Material information

- Access: Property is accessed by the way of a communal stair case on the 1st floor, with no elevator access.
- Electricity and gas supply: Mains connection (bills included within the rent).
- Water and sewerage status: Mains connection (bills included within the rent).
- Heating and hot water status: Gas combi boiler (bills included)



- Parking available for an additional £25pcm within the car park
- Communal bike store
- Within close distance of Nottingham City Centre
- Close to amenities such as supermarkets, shops, bars, cafes and restaurants
- Within 2 miles of City Hospital within close walking distance to direct bus routes

within the rent).

- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk). (Access to the internet is included within the rent).

- 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 Reservoirs = 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/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)

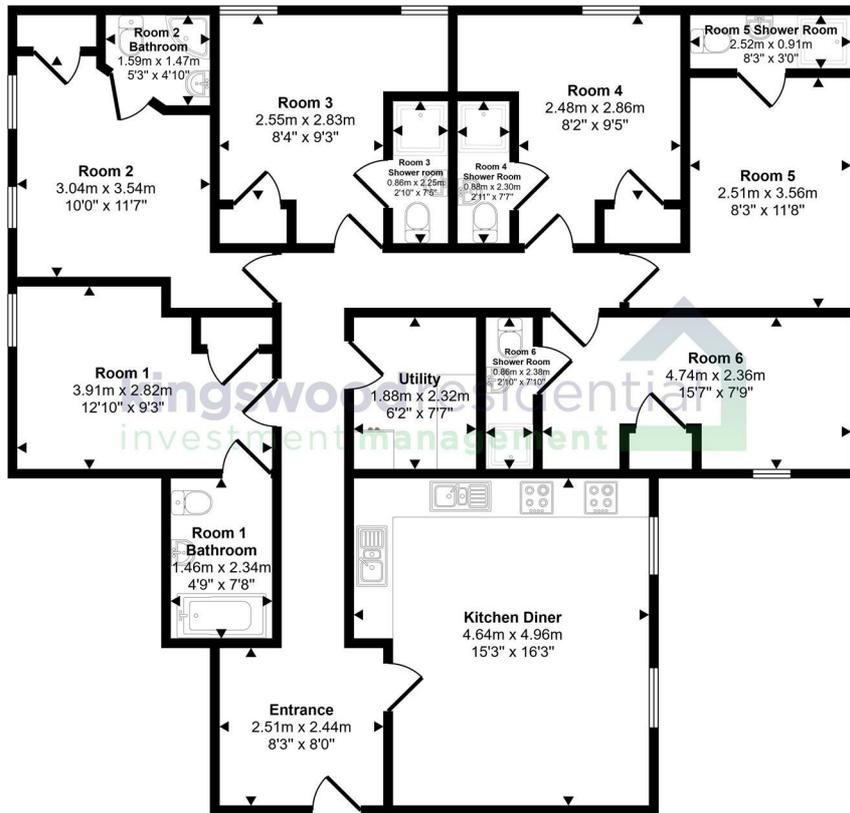
### Terms and conditions

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 £150. Tenancy deposit of £300.

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.

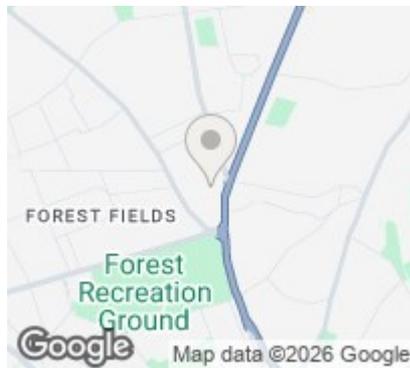


Approx Gross Internal Area  
127 sq m / 1368 sq ft



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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## EPC Rating: B Council Tax Band: New Build

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

