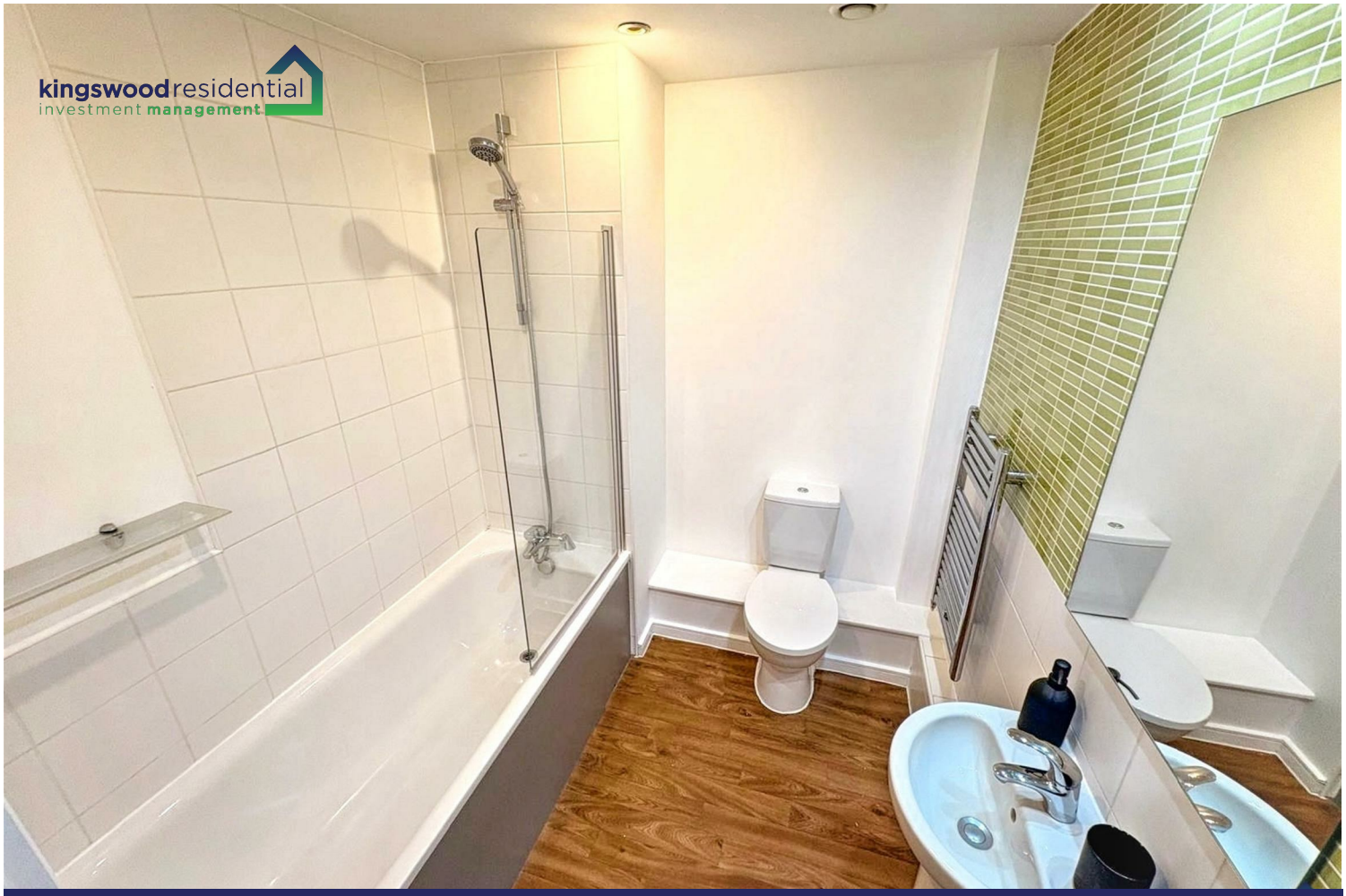


909 THE LITMUS BUILDING 195 HUNTINGDON STREET

£1,200 Per

A modern and spacious two-bedroom, two-bathroom furnished apartment, offering a bright open-plan kitchen and living area with floor-to-ceiling windows and a Juliet balcony. Benefiting from an allocated parking space and ideally located just a five-minute walk from the City Centre.





• VIRTUAL TOUR AVAILABLE • Modern grey gloss kitchen • Integrated appliances • 9th floor • Two double bedrooms

Open plan kitchen / living area

Upon entering the flat, you'll find a practical storage cupboard, which also houses the electric immersion water heater, offering both functionality and convenience. The kitchen is fitted with modern grey gloss units and benefits from an induction hob, oven, built-in microwave, washer/dryer, and fridge freezer. The worktop features a built-in pop-up socket, creating an ideal space for working from home. Grey laminate flooring flows seamlessly from the entrance through to the living area.

The living area is furnished with a grey three-seater sofa, lounge chair, storage unit, and TV unit. Floor-to-ceiling windows and a Juliet balcony offering plenty of natural light.

Bedroom 1

The master bedroom is fully furnished with a double bed and mattress featuring built-in storage, a bedside table, and a fitted mirrored wardrobe. A floor-to-ceiling window allows plenty of natural light into the bedroom. The room is finished with dark grey carpet and benefits from an en-suite bathroom comprising a WC, pedestal sink, and shower. (2.34m x 2.12m)

Bathroom

The main bathroom is located just off the entrance hallway, opposite the second bedroom, and includes a WC, pedestal sink, shower over the bath, bathroom shelf, and a heated towel radiator.

Bedroom 2

The second bedroom is also furnished with a double bed and mattress with built-in storage, fitted wardrobe storage and dark grey carpet.

Material Information

Access: Flat is located on the 9th Floor access via stairs and lift.
Electricity: Mains connection.
Water and sewerage status: Mains connection
Heating and hot water status: Electric heating. Electric immersion water heater.
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 £1384.00 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.



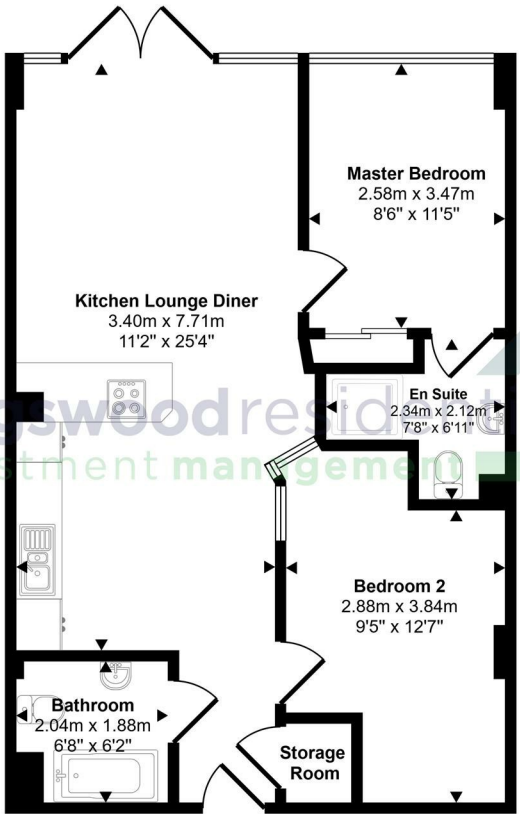


• Open plan living / kitchen • Secure parking space included • Communal gym • Access to indoor swimming pool, sauna and steam room • EPC rating - B





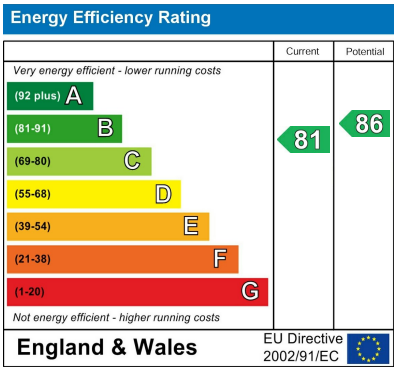
Approx Gross Internal Area
63 sq m / 677 sq ft



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: B Council Tax Band: C

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