



## FLAT 9, WILBERFORCE COURT 22 WILBERFORCE ROAD

£1,000 Per

Highly desirable unfurnished large 2 bedroom / 2 bathroom top floor apartment. Perfect for a couple or sharers.

Wilford Place is an extremely sought after modern development very close to West Bridgford, the A52, QMC and Boot's.

The apartment has an entrance hallway with storage, master bedroom with en-suite shower room and fitted wardrobes, second double bedroom, main bathroom and spacious open plan living / kitchen. The kitchen includes hob, oven, washer dryer, fridge and freezer. The washer dryer and fridge freezer are not to be maintained by the Landlord. There are feature glazed corner windows in the living area and master bedroom.

This apartment has gas central heating, double glazing, security alarm system and a parking space to the rear of the block. The front of the block overlooks a lovely communal open green space. Also located within a short walk of the Wilford tram stop making commuting convenient.



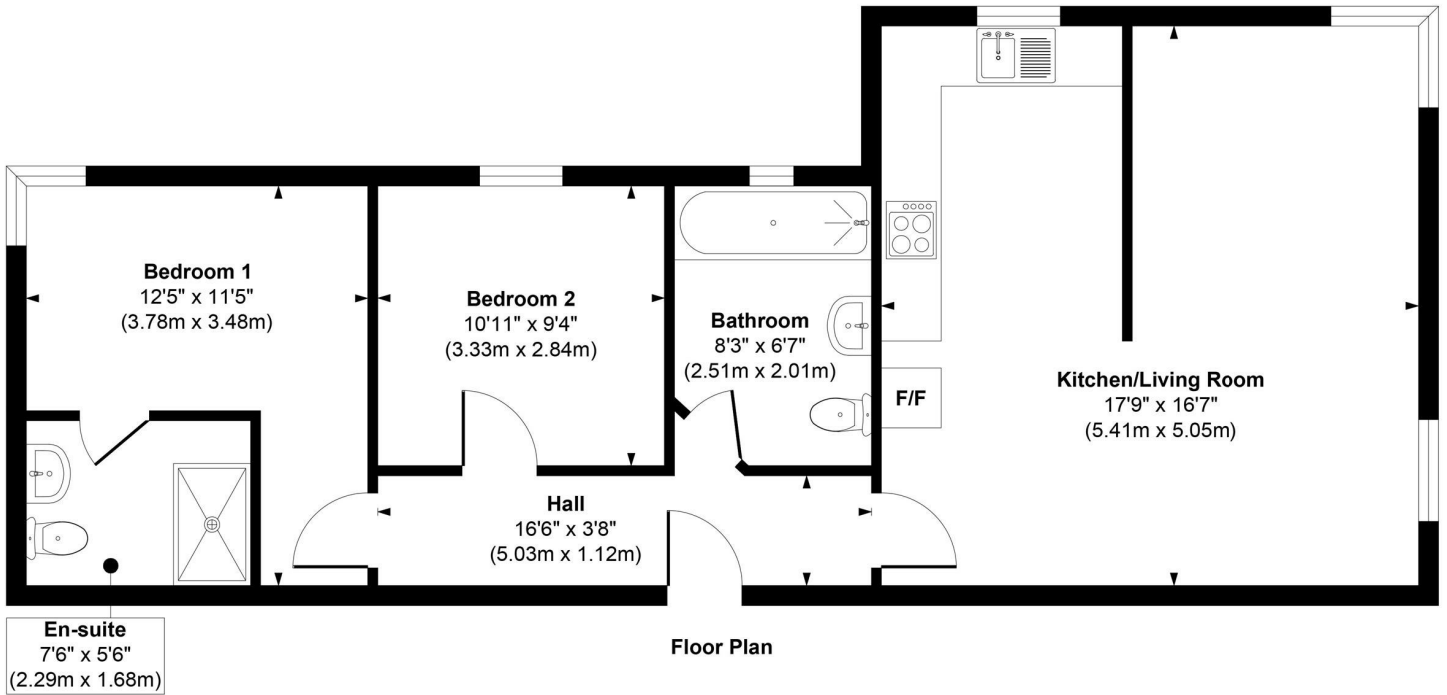
- **\*\*VIRTUAL VIDEO VIEWING LINK AVAILABLE\*\*** • Sought after development • Open plan living / kitchen • Includes kitchen appliances



- En-suite & Bathroom • Allocated parking space • Near to West Bridgford • Close to Wilford tram stop • EPC Rating = B • Within easy reach of the M1, A50 and East Midlands Airport



**Flat 9, Wilberforce Court, 22 Wilberforce Road Wilford,**



**Approx. Gross Internal Floor Area 715 sq. ft / 66.42 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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

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