



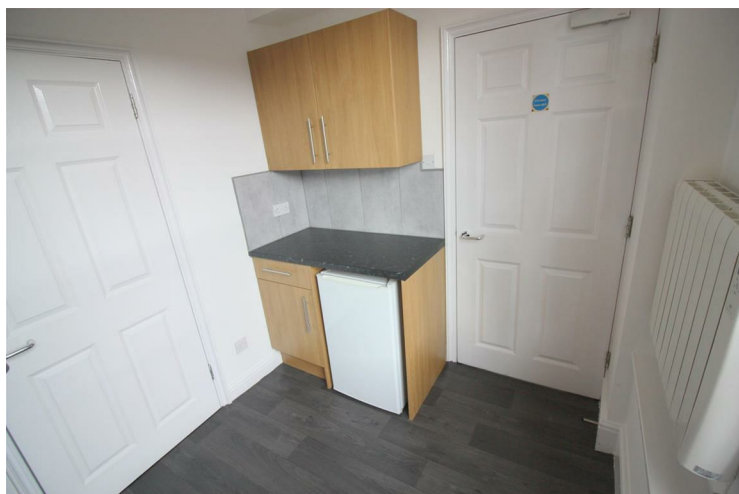
FLAT 2 10A KINGS WALK NOTTINGHAM

£850 Per

Furnished second-floor studio flat situated in the heart of Nottingham city centre, offering views over Trinity Square and immediate access to the city's shops, restaurants, cafés and leisure facilities.

The property comprises an entrance hallway leading into a spacious, open-plan living and sleeping area.

The property is ideally located for anyone who wants to be within walking distance to all the amenities Nottingham city centre has to offer!



• Second-floor furnished studio flat • Overlooking Trinity Square • Located in the heart of Nottingham city centre • Shops, restaurants, cafés and bars on the doorstep • Kitchen includes oven, hob, fridge/freezer and washer/dryer • Furnished living and sleeping area with built-in wardrobe

Bedroom and Living Area

The room is furnished with a double bed, chest of drawers, two-seater sofa, armchair, TV stand (TV not included), desk and desk chair. There is also a built-in wardrobe and fitted curtains, providing practical storage and a comfortable space for relaxing, sleeping or working from home.

Kitchen

The fitted kitchen includes a range of oak-effect units and is equipped with an oven, hob, fridge/freezer and washer/dryer.

Bathroom

The bathroom is fitted with a shower cubicle, wash hand basin and WC, with the bathroom operating via a Saniflo system

Location

The property overlooks Trinity Square and is ideally positioned for anyone wanting to be within walking distance of everything Nottingham city centre has to offer. The Cornerhouse, Victoria Centre and Old Market Square are all nearby, along with a wide selection of shops, restaurants, bars and entertainment venues.

Nottingham's main transport links, including tram and bus services, are easily accessible, making this a convenient base for city-centre living and commuting.

Property Details

Electricity supply: Mains connection.

Water and sewerage: Mains connection.

Heating and hot water: Electric heating.

Broadband and mobile phone coverage: See checker.ofcom.org.uk.

Flood risk: Surface water = Very Low. River/Sea = Very Low.

Groundwater flooding: The property is outside a groundwater

flood alert area.

Flooding from reservoirs: Unlikely in this area.

Coal mining area: Located on the coalfield.

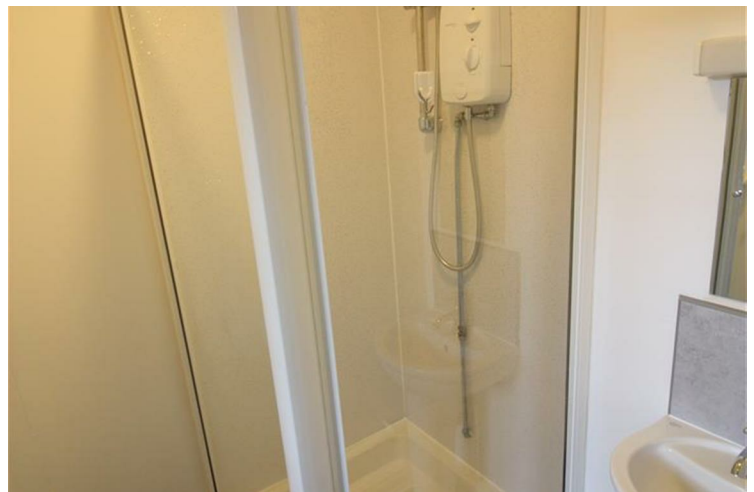
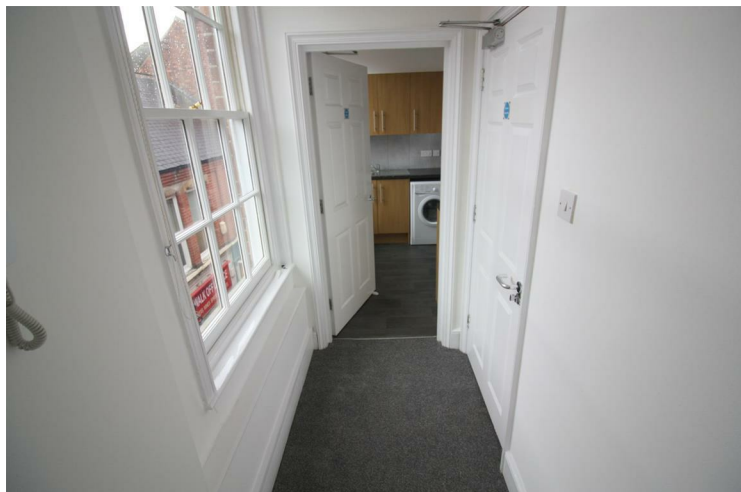
Council: Nottingham City Council.

Planning applications in the area: See nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/.

EPC Rating = E

Council Tax Band = A – Nottingham City Council

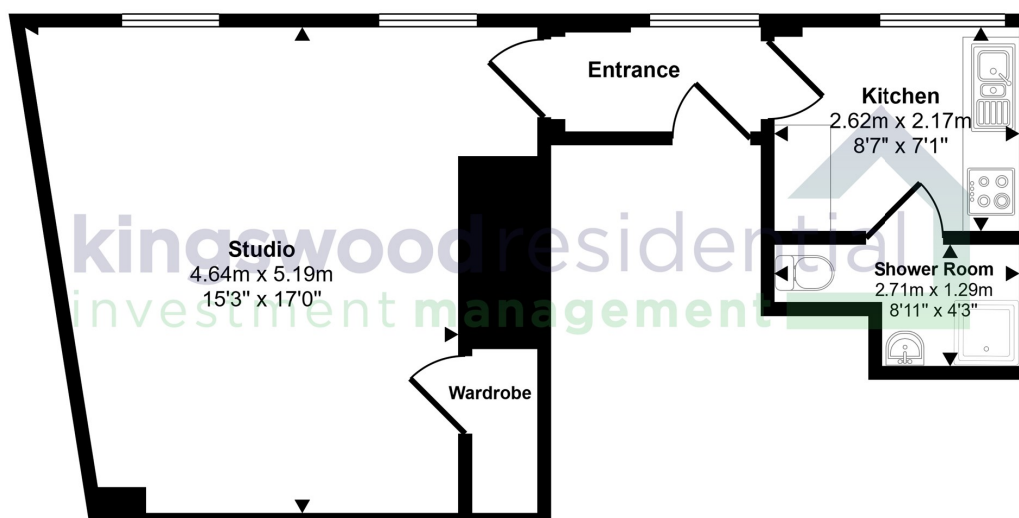
First month's rent payable in advance.



- Blinds and curtains fitted throughout
- Desk and chair suitable for home working
- Two-seater sofa, armchair and TV stand included
- Council tax band = A



Approx Gross Internal Area
38 sq m / 405 sq ft



Studio

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		
(55-68) D		
(39-54) E	50	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E 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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