



APARTMENT 8 BRIDGFORD POINT SCARRINGTON ROAD

£1,200 PCM

Located on the first floor of Bridgford Point, this large 88 sq. m sized apartment features entrance hallway, two double bedrooms, an open-plan kitchen living space, a bathroom and an en-suite to the master bedroom. One allocated parking space. The apartment is ideally located on Radcliffe Road in West Bridgford, two minutes walk from Trent Bridge and The City Ground. West Bridgford is a sought-after residential area separated from Nottingham City Centre to the north by the River Trent. West Bridgford features lots of green spaces, cosy pubs, bars and places to eat!



- Refurbished throughout in 2025 • Modern kitchen • Open plan living / kitchen • 2 double bedrooms • 2 bathrooms

The entrance hallway has laminate flooring and a sizable storage cupboard.

The kitchen and living space is open-plan with two windows to the south elevation and laminate flooring. The kitchen is fitted with a range of white wall and floor mounted cabinets, also including an electric oven, a ceramic electric hob, an extractor hood, a fridge/freezer, a washing machine and a sink with drainer. The living space features an electric panel heater as well as TV and broadband points.

Both large bedrooms feature continued laminate flooring, an electric panel heater, and two large windows. Each room will comfortably accept a double bed with associated wardrobes and chest of drawers.

The master bedroom has a dedicated en-suite featuring a shower cubicle, low level WC and wash hand basin. The bathroom features a bath with shower over, low level WC and wash hand basin. Each room is fitted with a heated towel rail and mechanical extraction.

The apartment is neutrally decorated throughout, and blinds are fitted to the windows.

The apartment includes parking for one registered vehicle in the car park to the rear.

Access: The apartment is located on the first floor, access by a staircase and lift.

Electricity and gas supply: Mains connection, no gas in the property.

Water and sewerage status: Mains connection

Property has water meter

Heating and hot water status: Electric panel heating and

unvented hot water cylinder.

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

Flood risk in this location: Surface water = Very Low.

River/Sea= 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: Rushcliffe Borough Council

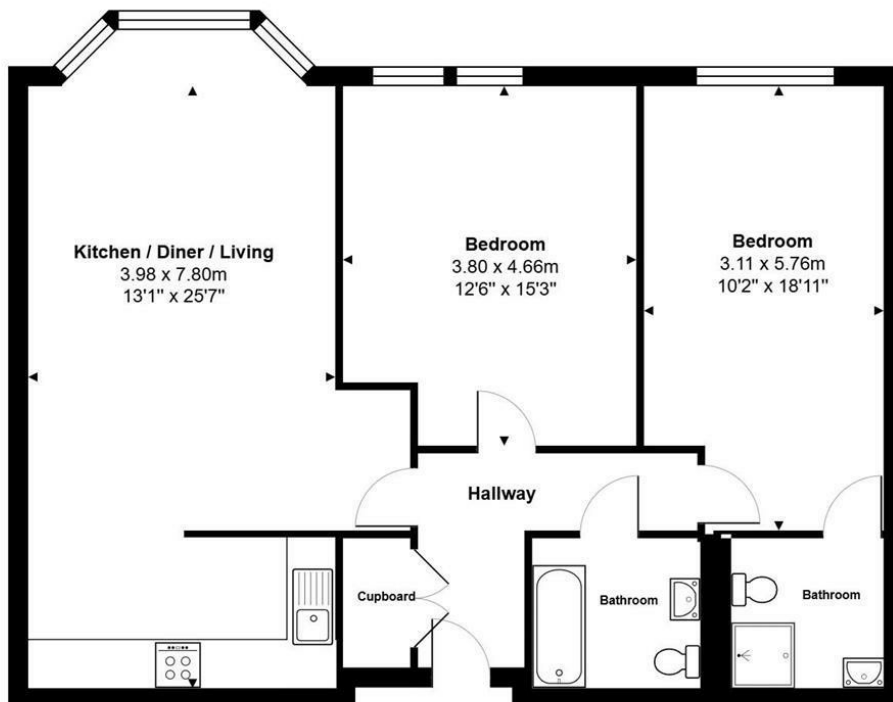
Restrictions: We are advised by the Building Manager that no business must be ran from the property and that one parking space is available as allocated by the superior lease, monitored by vehicle number plate recognition. There is no visitor parking.

Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



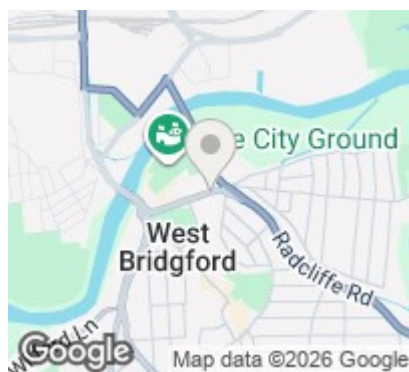
- Appliances included • Perfect for sharers • Ideal location with good transport links • Allocated parking space • Council Tax band - B





Total Area: 87.6 m² ... 943 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: B

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

kingswoodresidential
investment management