



## 23 WOOLPACK LANE NOTTINGHAM

£850 PCM

A well-presented fully-furnished one-bedroom apartment located on the first floor offering bright, modern accommodation with an open-plan layout and a practical city-centre feel throughout. The flat resides within a secure purpose-built block with communal entrance and lift access.



• VIRTUAL TOUR AVAILABLE • Fully furnished • Spacious open-plan kitchen/lounge/diner • Integrated washer/dryer, fridge/freezer, electric hob and oven

### Entrance Hallway

The apartment opens into a welcoming entrance hall with wood-effect flooring, neutral decor and useful wall space for additional storage. The hallway provides access to the main living areas, bedroom and bathroom.

### Kitchen/ Lounge / Diner

The property benefits from a bright open-plan kitchen, lounge and dining area with excellent versatility for day-to-day living. The room offers wood-effect flooring, neutral walls and plenty of open floor space, allowing room for both seating and home working. The intercom system rings into this room. The living area includes 3 seater sofa, oak coffee table, desk with chair, 55 inch Samsung TV (not maintained by the Landlord) and storage unit. The fitted kitchen is smart and contemporary, featuring a range of cream wall and base units, dark worktops, tiled splashbacks which includes integrated washer/dryer, fridge/freezer, electric hob and oven. Altogether, this is a sociable and functional room, ideal for relaxing, entertaining or working from home.

### Bedroom

The bedroom is a generous double room with a calm, neutral finish. Includes double bed, bed side table, double drawers, storage unit, corner wardrobe and full length mirror.

### Bathroom

The bathroom is fitted in a simple modern style with white suite and full-height tiling around the bath area. It includes a panelled bath with glass shower screen and shower over bath, pedestal wash hand basin and WC, all presented in a clean and practical layout. The finish is neat and easy to maintain, making it ideal for everyday use.

### Communal area

The building's communal areas are well maintained and include a secure entrance, internal post boxes and lift access.

### Location

Situated in a desirable area in a highly convenient central Nottingham location with a huge selection of shops, restaurants, bars and cafes close by, while nearby public transport links provide straightforward access across the city and beyond.

### Relevant information

Access: Flat is a 1st floor flat, access by a staircase and a lift.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://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.

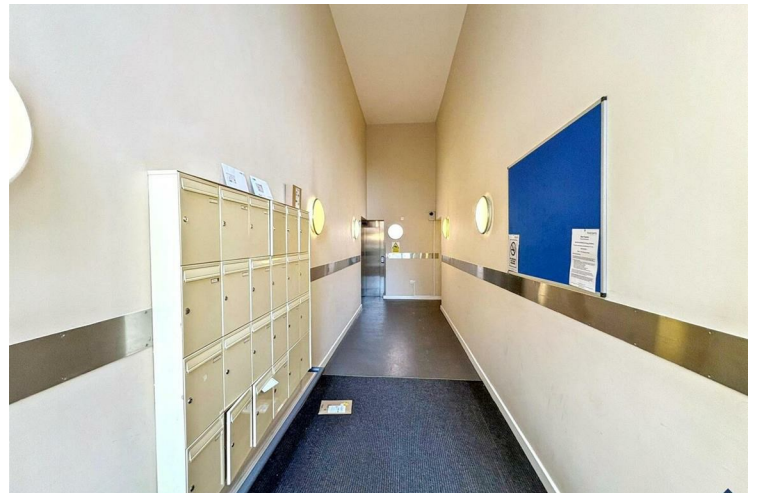
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

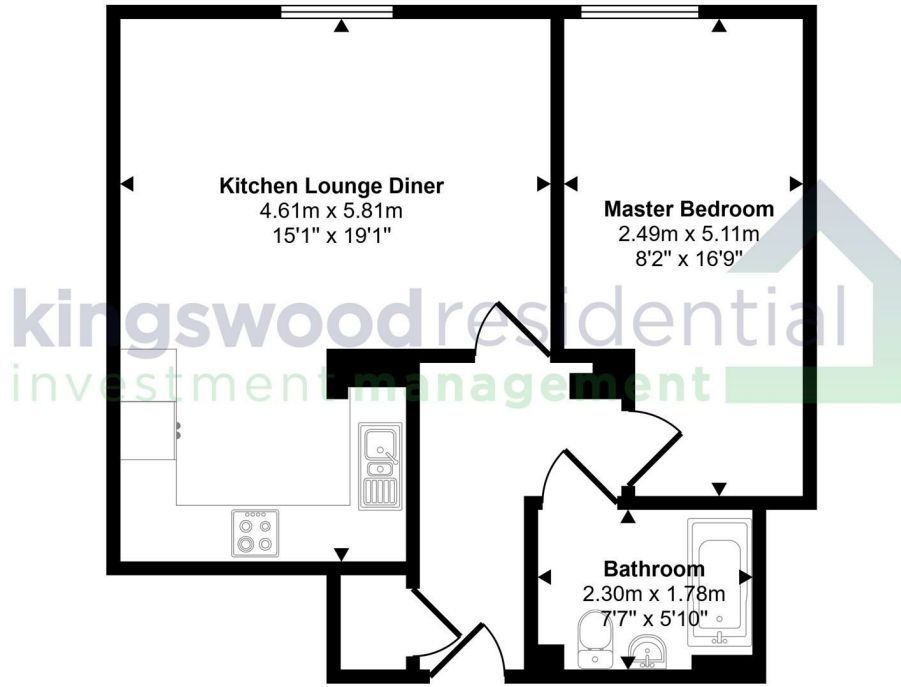
Any planning permission in the area: see [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



- Modern fitted kitchen
- Lift access in the building
- Central location
- Walking distance to shops, transport and a large range of amenities
- EPC rating - B
- Ideal for a single occupant or couple



Approx Gross Internal Area  
47 sq m / 508 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>85</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: 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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