

Tristram's

Sales and Lettings

5 Holyrood Court

Bramcote, Nottingham, NG9 3NG

- Neutrally decorated two double bedrooms.
- Ground floor flat.
- Modern kitchen with Dishwasher.
- Modern bathroom.

£600 pcm
EPC Rating '78'





Property Description

EXTERNAL

To the front of the property there is space at the path for parking. To the rear of the property there is communal parking space for the flats.

ENTRANCE HALL

The hallway is neutrally decorated with laminate flooring.

LIVING ROOM

A large living room with space for living room furniture and dining room area. Laminated floor and neutrally decorated walls.

KITCHEN

Modern fitted kitchen with wall and base mounted units. Integrated dishwasher along with washing machine and fridge freezer provided to the tenants.

BEDROOMS

Two double bedrooms, the large of the two being located at the front of the property and hosting double



bed frame and wardrobe which are staying in the property.

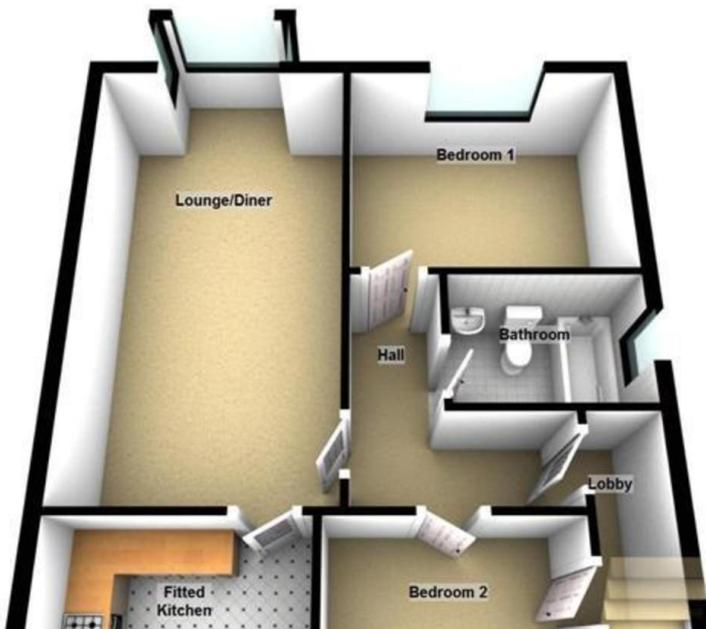
BATHROOM

A modern bathroom consisting of Wc, Sink, Bath with over head shower.





Ground Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements