



10 ALBERTINE GARDENS NOTTINGHAM

£1,500 Per

This unfurnished three-bedroom semi-detached property is located on a highly desirable modern development in Edwalton, offering contemporary living within easy reach of West Bridgford and Nottingham City Centre.



- 360 tour available • Driveway and detached garage • Separate lounge and dining kitchen • Kitchen appliances included

Ground floor

Upon entry, you are welcomed into a bright and spacious living area with light brown fitted carpet and convenient under-stairs storage.

To the rear, a large open-plan kitchen and dining area is fitted to a high specification with gloss grey units, chrome handles, and black laminate square-edged worktops featuring a matching black sink and mixer tap.

Integrated appliances include a fridge, freezer, single oven, electric hob, dishwasher, and a washer dryer located in a handy utility space.

The dining area offers ample space for a table and chairs, with natural light flooding in through rear garden views.

A separate downstairs WC is located just off the kitchen for convenience.

First Floor main bathroom

Upstairs, the main family bathroom features a modern three-piece suite, bath with chrome shower hose, gloss wall tiling, towel radiator, and a large frosted double-glazed window.

Master bedroom / En suite

The main bedroom benefits from fitted mirrored sliding wardrobes, light brown carpet, and a contemporary en suite with grey tiling and shower cubicle.

Bedroom 2 / 3

Bedroom Two is a comfortable double, while Bedroom Three makes an ideal single bedroom, study, or hobby room.

External

Outside, the property boasts a private driveway, rear garden with lawn and patio area, and side access via a garden gate.

A detached garage fitted with electrics and lighting offers additional storage space.

Additional Information

EPC Rating: B (high energy efficiency)

Excellent transport links via the A52, A453, and M1, providing quick access to West Bridgford and Nottingham City Centre

Material information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating via a combi boiler

Broadband and mobile phone coverage: see 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: Rushcliffe Borough Council

Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/

Terms and conditions

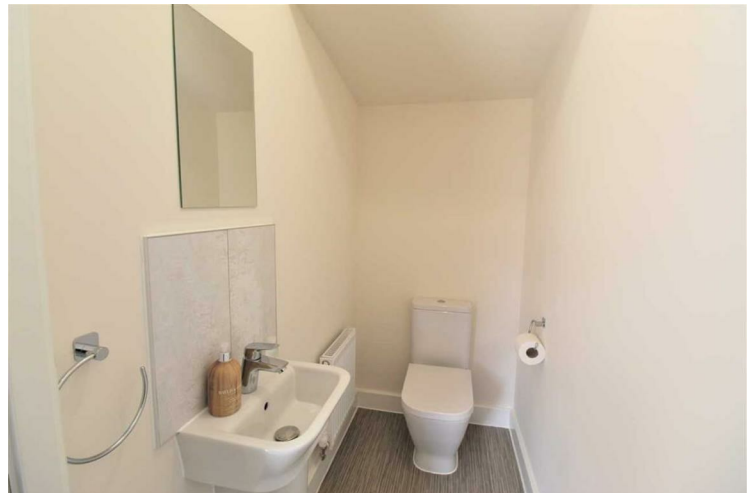
Council Tax Band = C (Rushcliffe Borough Council). EPC Rating = B. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £346.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1730.00. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The

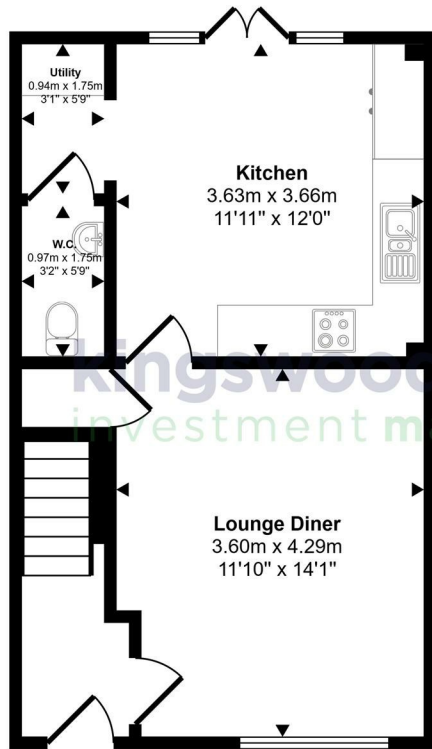


- Finished to a high standard throughout • Two bathrooms and additional WC • Good sized turfed rear garden • West Bridgford & City Centre within easy reach • Close to the A52 and A453 • EPC Rating = B

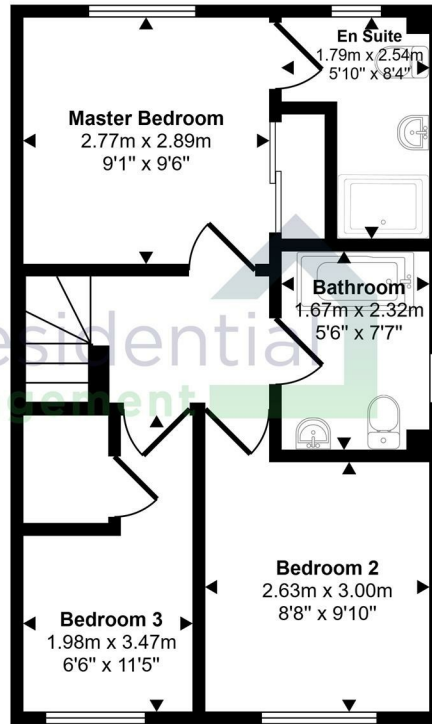
Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 39 sq m / 416 sq ft

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		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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