



**77A TRAFALGAR ROAD  
NOTTINGHAM**

**£800 Per**

A two-bedroom 1st floor duplex flat, situated within easy reach of Beeston town centre, Beeston train station, Nottingham University, QMC and Nottingham City Centre!



- Available now!
- Beeston town centre within easy reach
- Duplex apartment
- Open plan living
- Very close to Beeston Train station

### Lounge

Spacious open plan living and kitchen room. The kitchen includes fitted units, oven, hob and extractor hood. Blinds are also installed for the windows.

### Shower room

Modern shower room to include a walk in shower, sink and WC.

### Master bedroom

Bedroom with blinds fitted for the windows.

### Bedroom 2

Smaller bedroom with blinds fitted for the windows. Could also be used as a home office or study area.

### Location

Ideally located in a cul-de-sac street in Beeston. Is within walking distance to Beeston train station and Beeston town centre. Is close to Nottingham University and QMC hospital, Boots and is also within easy reach of Nottingham City Centre.

### Material information

- EPC Rating: C
- Council Tax Band: B (Broxtowe Borough Council).
- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection.
- Heating and hot water: Gas central heating via a combi boiler.

- Broadband and mobile phone coverage:, for local coverage information see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

- Flood risk in this location: Surface water = Low. River/Sea = Low. Ground water = Unlikely. Reservoirs = There is a risk of flooding from reservoirs in this area.

- Coal mining area location: on a coalmine

- Planning permission in the area: see [broxtowe.gov.uk/for-you/planning/planning-applications-advice/planning-applications-view-comments-and-decision/](http://broxtowe.gov.uk/for-you/planning/planning-applications-advice/planning-applications-view-comments-and-decision/)

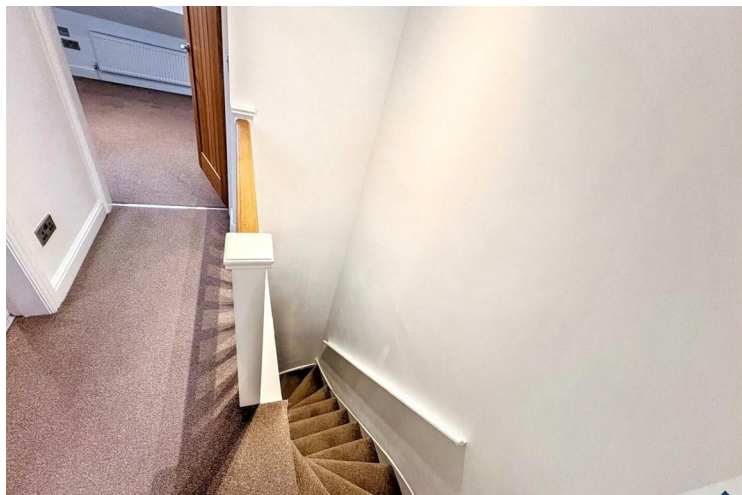
### Terms and conditions

Costs to move into this property = Initial holding deposit, equivalent to 1 weeks rent, being £196 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £980. First months rent in advance.

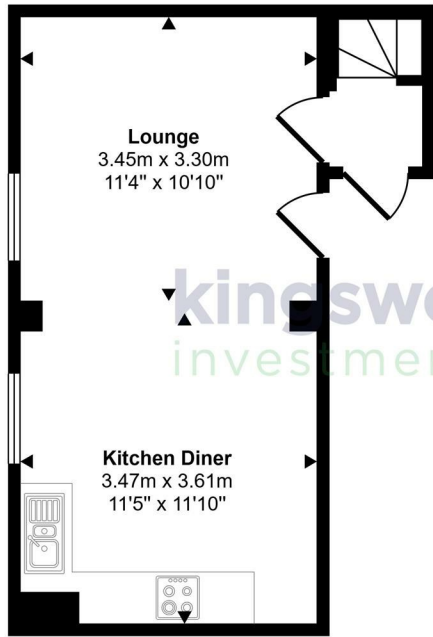
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



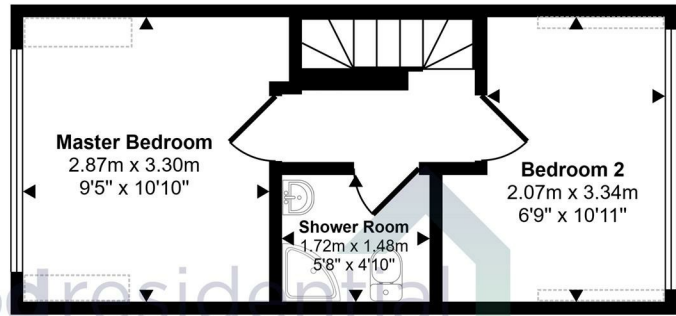
- Within close reach of Beeston town centre • Walking distance to the University of Nottingham • Close to Boots and the Riverside retail park • On street parking available • Council tax band = A



Approx Gross Internal Area  
51 sq m / 553 sq ft



First Floor  
Approx 27 sq m / 286 sq ft



Second Floor  
Approx 25 sq m / 266 sq ft

Denotes head height below 1.5m

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>		
(69-80) <b>C</b>	76	78
(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		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: C    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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