



## 203 WOODBOROUGH ROAD NOTTINGHAM, NG3 4HR

£875 PER MONTH

Welcome to this charming first floor flat located in the desirable area, a stone's throw from Nottingham City Centre. This delightful apartment offers a wonderful combination of space, comfort and convenience. Perfect for individuals or small families or the working professional seeking a modern home in a vibrant community.

This property has a large open plan living room with large, double-glazed window creating a light room. This room is combined with the kitchen making this the heart of the property. The kitchen is fitted with ample units and a fitted oven appliance.

The property has additional storage space in hallway. A modern shower room with a three-piece white suite.

There are two rooms bedrooms, ideal for a couple or professionals seeking spacious accommodation close to the city.

The flat offers a great location to Nottingham city centre and all major road links allowing easy commuting and transport links

This flat presents a wonderful chance to enjoy comfortable living in Nottingham. Do not miss the opportunity to make this lovely 2 Bed Flat your own.



**THE**  
**STUDENT LETTING**  
**SPECIALIST**



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

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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