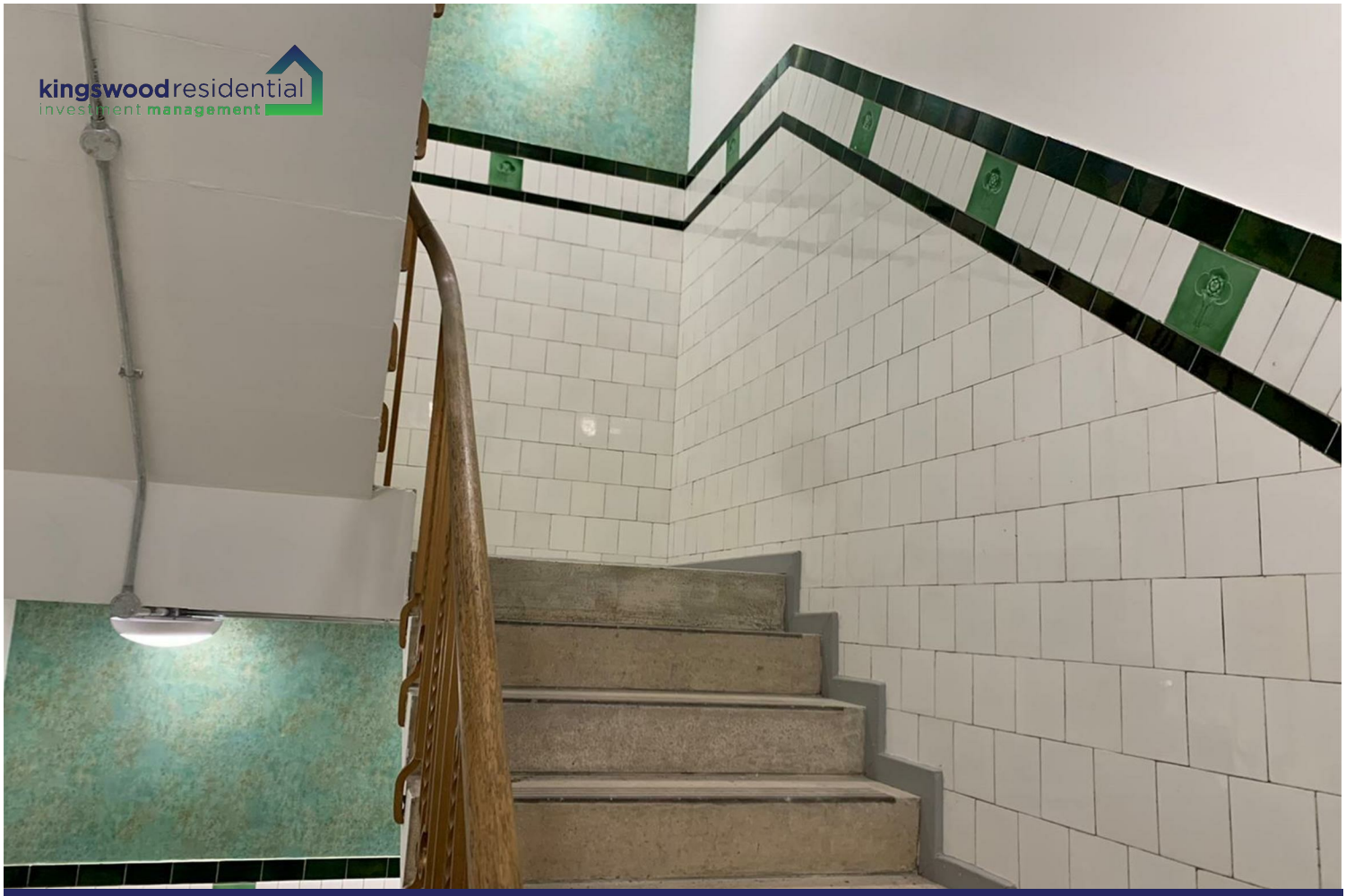


APARTMENT 2B 17-19 LONG ROW NOTTINGHAM

£975 Per

Virtual video tour link available

Fully furnished one-bedroom apartment in a prime location places you moments from city offices, shops, restaurants, and major transport links. Nestled just off Market Square, the apartment also enjoys direct views over the square.





• Virtual video tour link available • Views of Market Square • Central city centre location • Fully furnished

Kitchen / Living

Bright and stylish open-plan living/kitchen area with a contemporary finish throughout. The living space includes a modern sofa, a matching dining table with four chairs, and a TV stand, all set against attractive herringbone-style flooring. Two built-in storage cupboards provide convenient additional space.

The kitchen is fitted with matt-grey units and integrated appliances, including an oven, hob, dishwasher, washer/dryer, and a full-size fridge freezer. The layout flows naturally, creating a comfortable and practical space for relaxing, cooking, and dining.

Bedroom

Well-proportioned bedroom featuring a comfortable double bed and coordinating bedside drawers. Floor-to-ceiling sliding mirrored wardrobes provide generous storage while also enhancing the sense of space. The room is finished with soft carpeting and neutral décor, creating a calm and modern feel.

Shower Room

The stylish shower room features a large, low-level walk-in shower with a sleek glass screen and twin shower heads. Modern tiling gives the space a clean, contemporary feel, complemented by a recessed wash hand basin and a concealed-cistern WC. A chrome heated towel radiator.

Additional information

The bedroom and dining area both enjoy a charming alcove set within the original building's turret, giving the space a unique architectural character. The home has been finished to a high standard throughout.

Comfort is supported by a central heating system with radiators powered by an electric boiler, and the property also benefits from secondary double glazing for improved warmth and quiet. *Please note there is no lift at this property*

Material Information

Material Information - Flood risk: River and Sea: Very Low; Surface Water: Very High; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Electricity 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.

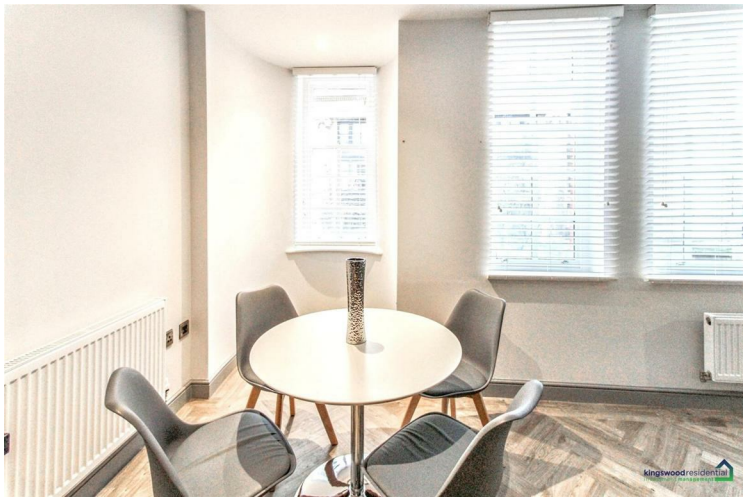
Coal mining area location: Located on the coalfield.

Terms and Conditions

Costs to move in to this property = £230.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, £1,153.00 equivalent to 5 weeks rent. First months rent in advance.

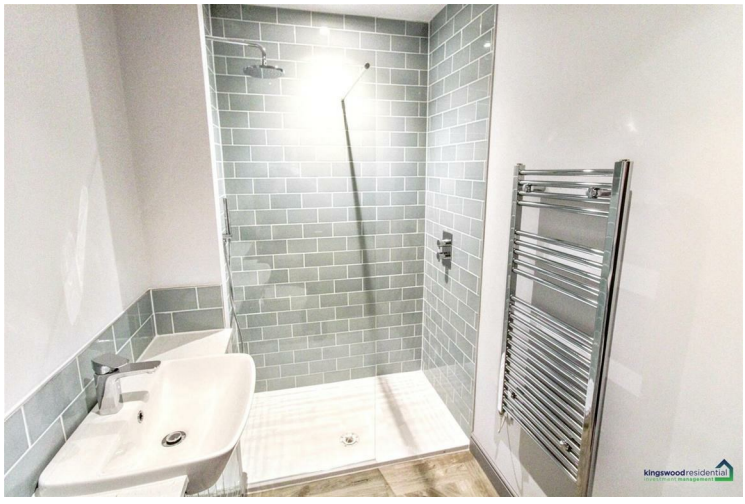
Kingswood Residential Investment Management are residential





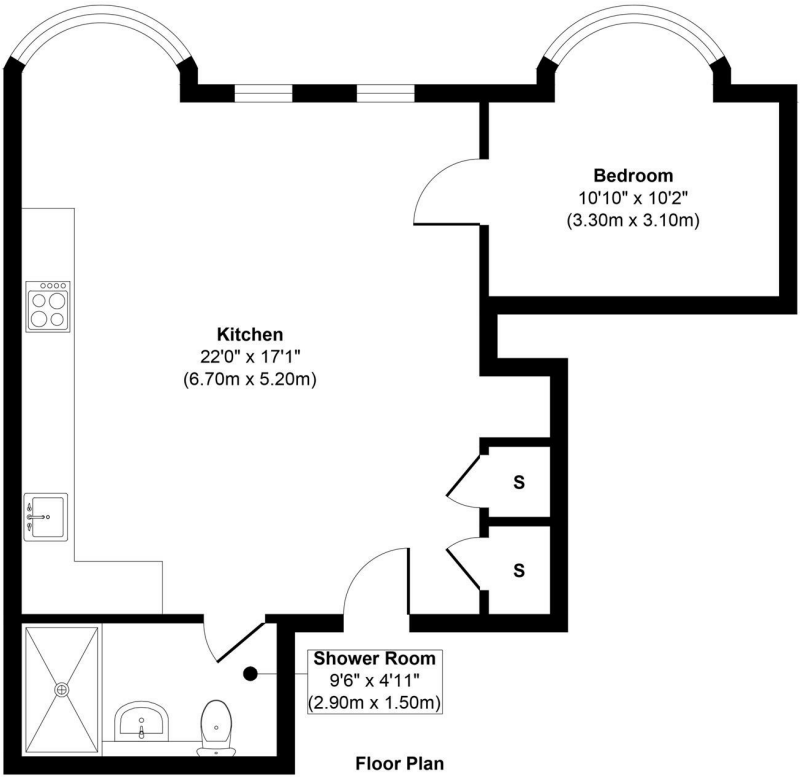
• Kitchen appliances included • High quality finish throughout • Small development of 4 apartments

lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Propertymark Client Money Protection Scheme and Tenancy Deposit Scheme.





2B 17 - 19 Long Row NG1 2DH

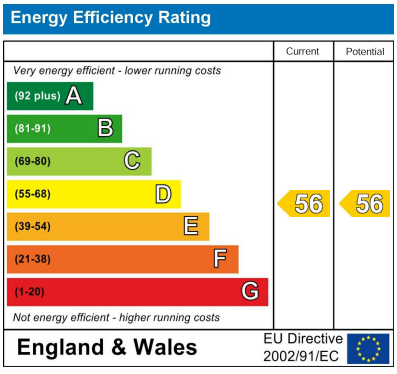


Floor Plan

Approx. Gross Internal Floor Area 507 sq. ft / 47.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





EPC Rating: D Council Tax Band: B

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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswood residential investment management