2 QUAYSIDE CLOSE NOTTINGHAM

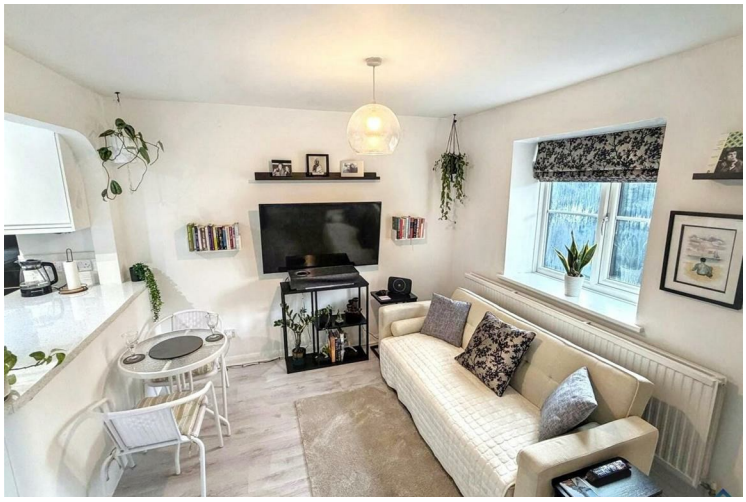
£1,050 Per

A unique modern 1 bedroom semi-detached house with gardens to front, rear and side, as well as having a garden room / office AND allocated parking space to the rear.

This development is located almost on Trent Bridge, adjacent to the River Trent, and is therefore conveniently located a short distance away from both the City Centre and West Bridgford.

The house has a lovely modern interior, and is offered for rent Furnished. It comprises of entrance small hall and open plan ground floor living / kitchen, with the kitchen having high-gloss fitted units to include integrated double oven, hob, extractor hood and dishwasher. There are also two fitted pantry cupboards which provide washing machine, fridge, freezer and microwave.

Stairs off the living area lead to the first floor, where there is the landing, bathroom with 3 piece suite to include shower over the bath, and double sized bedroom with two windows, double bed and fitted wardrobes.



• Very close to City & West Bridgford • 1 bedroom house with garden • Within easy reach of Nottingham City Centre • Garden room / office rear garden

Material information

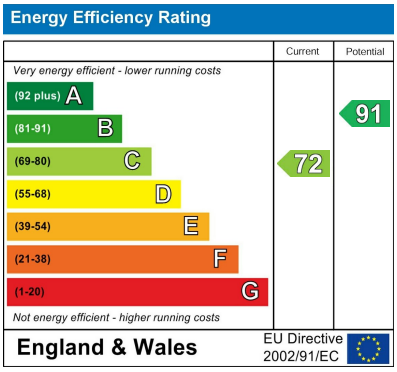
Material Information - Electricity supply: Mains connection.
Water and sewerage status: Mains connection with a water meter
Heating and hot water status: Gas central heating via combi boiler
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Very Low.
River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = There is a risk of flooding from reservoirs in this area.
Coal mining area location: located on the coalfield.
Council: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £242.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,211.00 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.

• Gardens to front, rear & side • Allocated parking space to rear • Lovely, modern interior • High-gloss kitchen to include appliances • Walking distance to West Bridgford town centre • EPC Rating = C



EPC Rating: C 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