

FLAT 40 CRANBROOK HOUSE CRANBROOK STREET

£775 Per

A furnished 5th floor 1 bedroom apartment in Nottingham City centre.

• There is lift access to the apartment from the main foyer

• There is a small entrance hallway which provides access to all the rooms

• The property has a small balcony which is access from both the lounge and bedroom - please note that there is scaffolding around the whole building due to on-going cladding works.

• The open plan living / kitchen room is furnished with a two seater sofa and a dining table with four chairs, coffee table and TV stand





• Furnished 5th floor apartment with elevator • Balcony • Walking distance to all Nottingham City Centre amenities

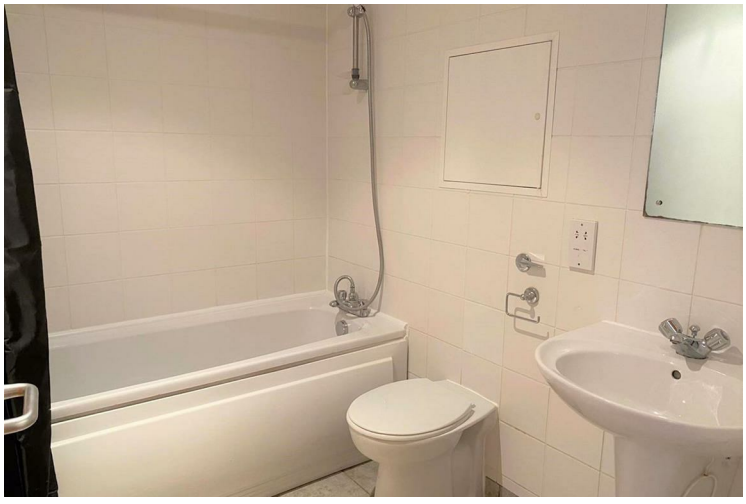
Material information

Material Information - Access: 5th floor apartment with elevator access. If elevators are out of order, access by the way of a communal staircase.
Electricity: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Electric wall panelled heaters with water cylinder for hot water.
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = 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: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/
Planned works and building safety - The building previously failed an EWS1 review and the cladding is being replaced on the whole building in stages, when the cladding is replaced, all of the windows and balconies will be removed, this will result in any tenant within the property will need to vacate for at least 3 months and will be provided temporary serviced accommodation during this period for any additional rent per calendar month. The section of the building that this flat situated has been postponed until 2028 with a specific date yet to be confirmed.

Terms and conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £173.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead).
Tenancy deposit, equivalent to 5 weeks rent, being £865.00.
First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



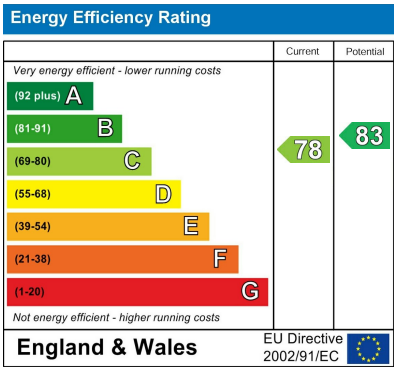


• Open plan living • Kitchen includes appliances • Modern kitchen and bathroom • Council tax band = B • EPC Rating = C









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

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