FLAT 11, THE COVERS FOX ROAD NOTTINGHAM

£1,000 Per

An excellent opportunity to acquire a well-presented top-floor apartment with a balcony and outlook overlooking the Trent Bridge Cricket Ground. West Bridgford town centre is within a short walking distance, which offers a large selection of amenities.

• Balcony overlooking Trent Bridge Cricket Ground • Allocated car parking space within gated car park • Gas combi boiler and radiators installed throughout • Walking distance to West Bridgford town centre • Nottingham city centre within easy reach • Bright, modern fitted kitchen

Kitchen/Diner

A bright, modern U-shaped kitchen with white cabinets, wood-effect worktops, a gas hob, integrated oven, and stainless-steel sink. A skylight adds plenty of natural light. Appliances include washer/dryer, fridge/freezer.

Spacious lounge/dining area with wood-effect flooring, neutral walls, a feature brick column, and large glazed doors opening onto a balcony.

Bedroom 1

A spacious master double bedroom featuring fitted wardrobes, neutral décor, and plenty of room for a double bed and additional furnishings. Fitted black-out curtains.

Bedroom 2

A spacious single bedroom offering a comfortable and practical space with plenty of room for a bed and additional furnishings.

Shower room

A modern, stylish shower room finished in white, featuring a walk-in shower with a glass screen, a vanity unit with integrated sink, and WC.

Additional information

- The flat includes one allocated parking space within a gated car park to the rear of the building.

- The flat is located on the 3rd floor, by the way of a communal elevator or a staircase.

- West Bridgford town centre is within a short walking distance of the flat, which offers a large selection of amenities.

- Nottingham City Centre is within easy reach via London Road.

Material Information

- EPC Rating: C

- Council Tax Band: B (Rushcliffe Borough Council)

- Electricity supply: mains connection.

- Gas supply: mains connection.

- Water and sewerage status: mains connection.

- Heating and hot water status: radiators and hot water from combi gas boiler.

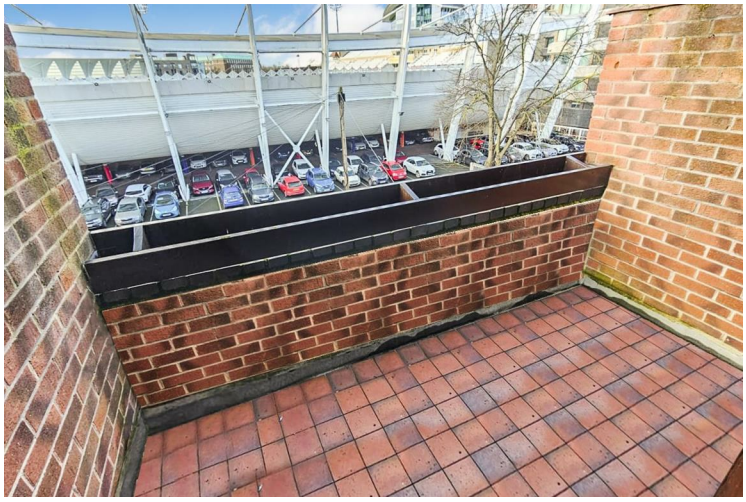
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.

- Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Groundwater and reservoirs = Unlikely.

-Coal mining area location: located within the Coal Mining Reporting area.

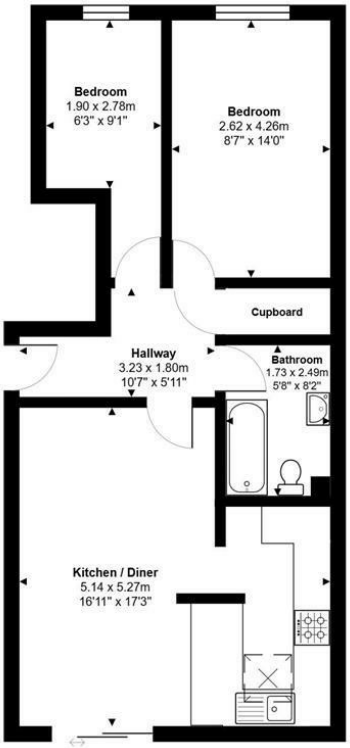
-Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/

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 £230.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,153.00. First months rent in advance.



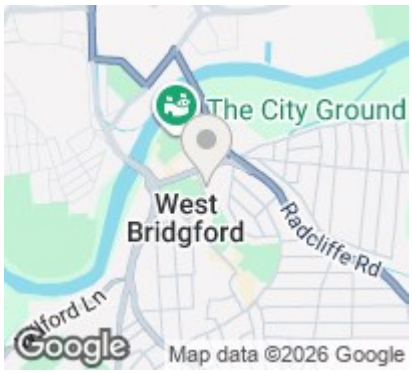
• Appliances to include washer/dryer & fridge/freezer • Main bedroom with fitted wardrobes • Stylish shower room with walk-in shower • Spacious lounge/dining area with wood-effect flooring

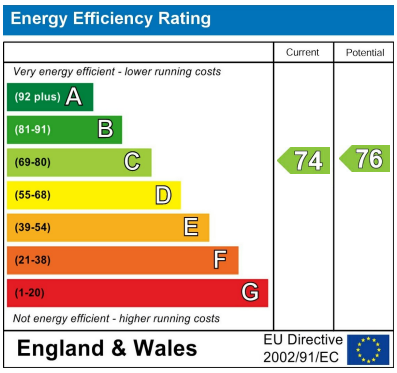
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



Total Area: 55.1 m² ... 593 ft²

All measurements are approximate and for display purposes only





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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