



APARTMENT 9 PAVIOR POINT 80 PAVIOR ROAD

£850 Per

A spacious and newly refurbished two-bedroom, second-floor apartment, finished with fresh décor and brand-new flooring. Offered unfurnished, this well-presented home is conveniently located within easy reach of Nottingham City Hospital, local amenities, and Nottingham City Centre, making it ideal for professionals and commuters alike.

To the entrance there is a large hallway which does have some space for some storage furniture, leading through to the open plan living /kitchen. The living room has balcony doors offering lots of light. The modern kitchen includes fitted units, oven/hob, fridge/freezer which is not maintained by the Landlord. There is space for a washing machine.

There are two large double bedrooms with brand new grey carpet and large window which benefits from lots of light.

The modern bathroom includes light coloured tiles, a shower over the bath, sink and WC.

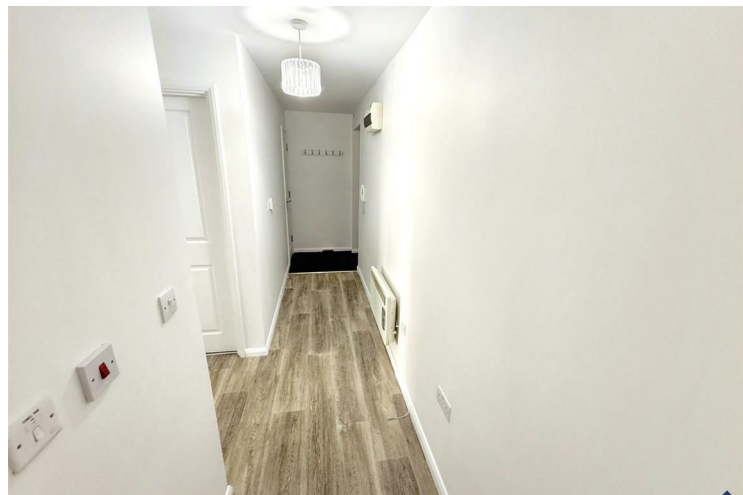


- VIRTUAL TOUR AVAILABLE (See below link) • Re-decorated throughout • Brand new carpets and flooring • Open plan living / kitchen and spacious double bedrooms

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 £196.00. Tenancy deposit, equivalent to 5 weeks rent, being £980.00 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



- Nottingham City Hospital within walking distance • Allocated parking space • Close to public transport links • Small supermarket within walking distance • Council tax band = A • EPC Rating = B

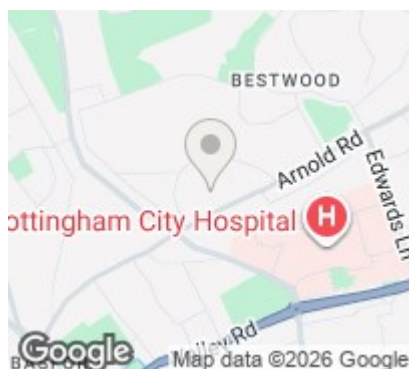


Approx Gross Internal Area
61 sq m / 653 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: A

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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