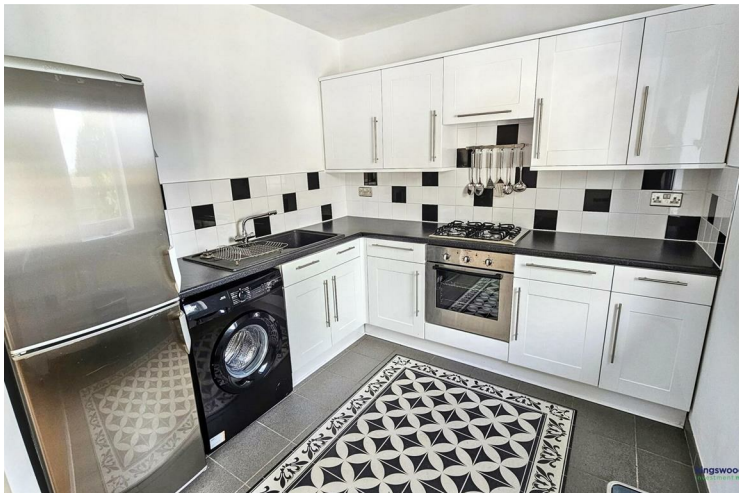




6 DALE LODGE NOTTINGHAM

£800 Per

An unfurnished 2-bedroom top floor apartment, which benefits from a private driveway, garage and garden!



- Driveway • Garage • Top floor apartment • Private garden • Spacious lounge with bay window • Close to Carlton town centre

Access

The driveway and garage are accessed at ground level. The garage does have lighting and power and the driveway is for exclusive use of 6 Dale Lodge - further off street parking is available nearby. The flat is accessed by the way of two exterior stair cases, with no elevator access. The garden is accessed after the 1st exterior stair case and there is a shared passageway with other private gardens to access this. The flat is accessed at the top of the 2nd exterior staircase and has it's own private front door, which provides access to the entrance hallway.

Lounge

A spacious lounge with laminate flooring and a bay front window, providing open access to the kitchen.

Kitchen

Kitchen to include fitted units, oven, hob, extractor hood and sink. There's a fridge / freezer and washing machine, however these appliances are not maintained by the Landlord.

Master bedroom

Double bedroom with curtain pole fitted above the window.

Bedroom 2

Single bedroom to include fitted mirrored wardrobe and a shelving unit, with a curtain pole provided above the window.

Bathroom

The bathroom includes an electric shower over the bath, sink and WC.

Location

Situated in a cul-de-sac location, the property is within close reach of Carlton town centre, Bakersfield and Sneinton.

Nottingham City Centre is within easy reach via car or public transport links. The Victoria Retail Park and Colwick Park are also within easy reach.

Material information

Electricity supply: mains connection.

Gas supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: via a gas combi boiler.

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

- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very Low. Ground water = This location is outside of a groundwater flood alert area. Reservoirs = Flooding from reservoirs is unlikely in this area.

- Coal mining area location: on a coalfield.

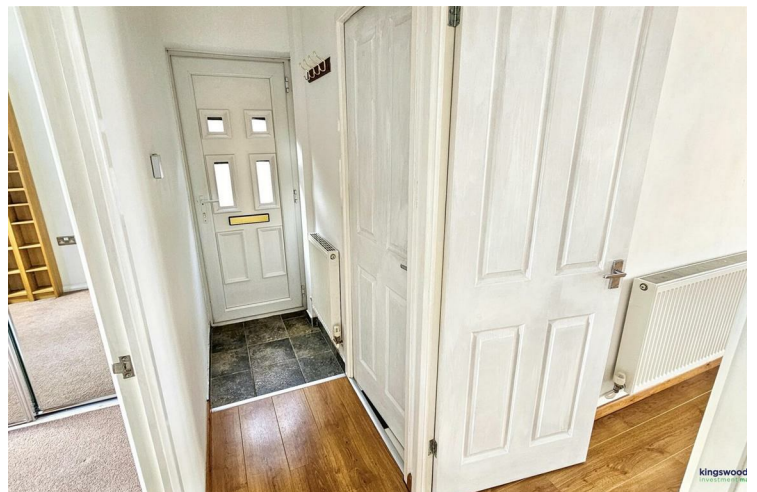
- Planning permission: See gedling.gov.uk/planning-and-building-control

- Council: Gedling Borough Council

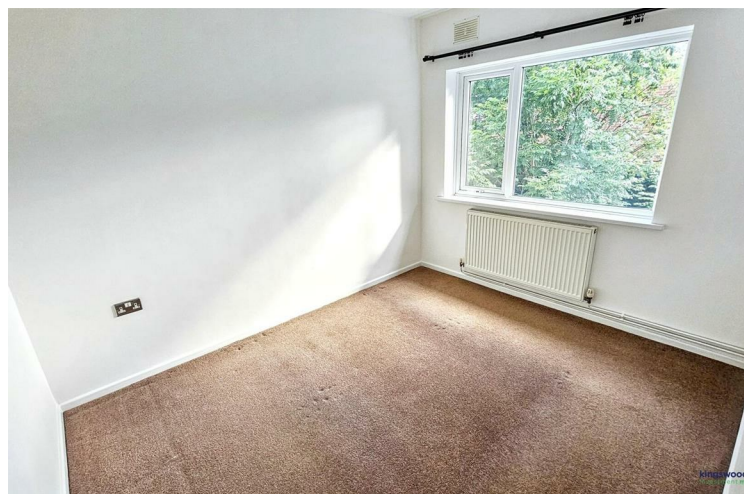
Terms and conditions

Initial holding deposit, equivalent to 1 weeks rent, being £190.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £951. First months rent in advance.

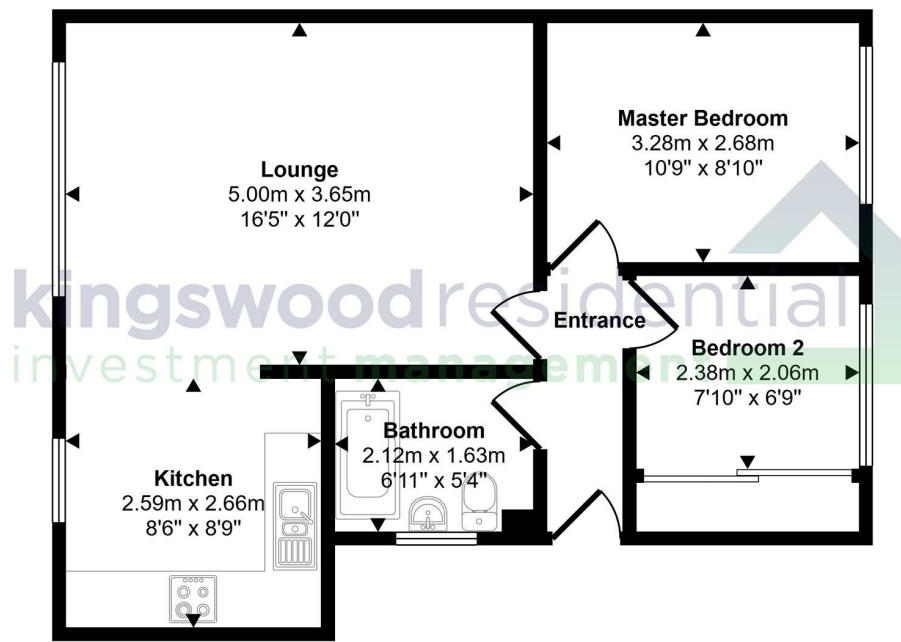
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



- Within easy reach of Nottingham City Centre • Cul-de-sac location • Council tax band = A • EPC Rating = C



Approx Gross Internal Area
49 sq m / 525 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		
(69-80) C	71	74
(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: C **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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

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

