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LET BY

APARTMENT 3 1 FIRST AVENUE NOTTINGHAM

£875 Per

A modern two-bedroom top floor apartment, situated within a detached building comprising four self-contained flats, conveniently located close to the city centre and benefiting from private parking.



- ****VIRTUAL VIDEO LINK AVAILABLE**** • Modern throughout • Top floor • Open plan living • Kitchen includes integrated appliances

- The apartment has been finished to a high, tasteful standard
- The block is situated on a quiet cul-de-sac street, approximately 1 mile out of Nottingham City Centre
- There is a spacious lounge which space for both living and dining areas
- There is a private car park and parking space included
- The kitchen includes fitted units, oven, hob and integrated appliances
- The kitchen which is separated via an archway from the lounge includes an oven and hob, fridge / freezer and fitted units
- The bathroom includes a shower, sink and WC, along with a storage cupboard with a washing machine enclosed
- Both double bedrooms include with fitted wardrobes
- The flat benefits from modern electric heating
- The property is conveniently located and is close to Carrington which has shops, bars and restaurants

Relevant information

Access: First floor flat located on the 1st floor access by a staircase (no lift.) Electricity supply: Mains connection. Water and sewerage status: Mains connection Heating and hot water status: Electric heating. 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 = unlikely in this area. Coal mining area location: located on the coalfield. Council:

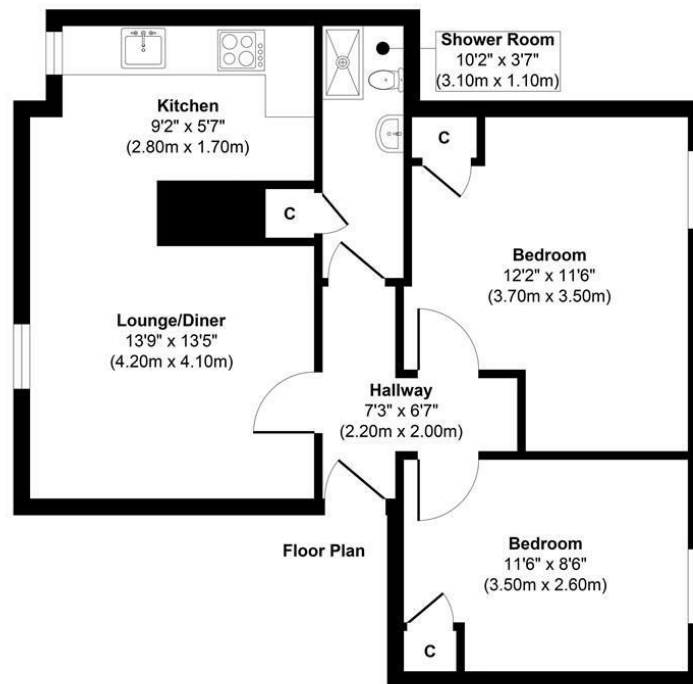
Nottingham City Council Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



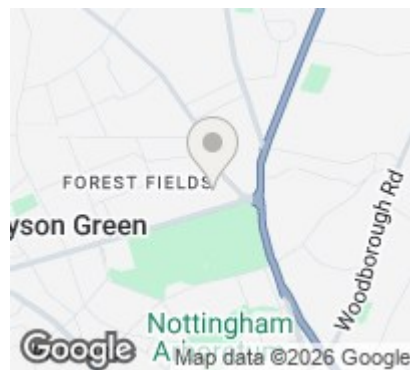
- Finished to a high standard throughout • Two double bedrooms with integrated wardrobes • Parking space included • Close to Carrington and 1 mile outside to the city centre • EPC Rating = C



Apartment 3 1 First Avenue NG7 6JL



Approx. Gross Internal Floor Area 538 sq. ft / 50.03 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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: 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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