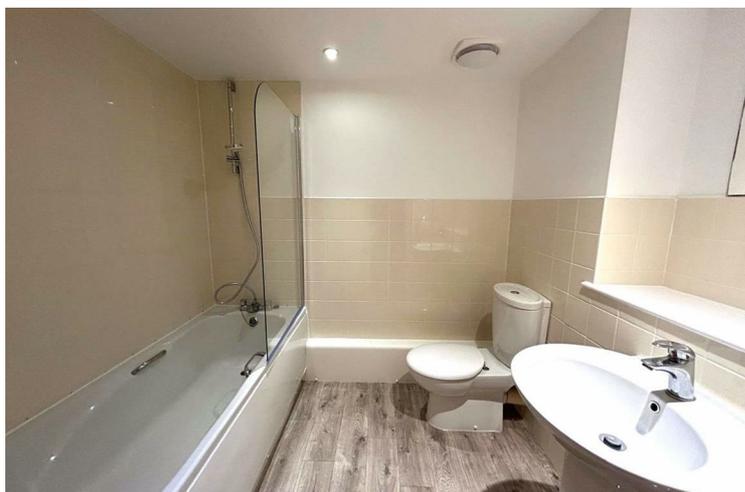




APARTMENT 5 BRIDGFORD POINT SCARRINGTON ROAD

£1,200 PCM

AVAILABLE NOW! A well-presented and spacious two-bedroom, two-bathroom furnished apartment situated on the third floor. Neutrally decorated throughout with fitted blinds, the property also benefits from an allocated parking space and excellent transport links.



• Virtual video tour available • Large 69 sq.m / 750 sq. ft. apartment • Finished • Open plan living / kitchen • 2 double sized bedrooms

Entrance Hallway

Welcoming entrance hallway providing access to all rooms within the apartment. The hallway features an intercom entry system and a useful storage cupboard. Oak laminate flooring runs through the hallway and continues seamlessly into the main living area.

Open Living / Kitchen / Diner

A bright and spacious open-plan living area, furnished with a grey two-seater sofa, a modern wooden round coffee table and a matching rectangular TV unit. The dining area includes a round glass dining table with two chairs. The contemporary kitchen features oak shaker-style cabinetry, oven, electric hob, stainless steel extractor hood, and integrated appliances including a fridge/freezer and washer/dryer.

Master Bedroom

Generous double bedroom with cream carpeting, furnished with a double bed, mattress with topper, desk and chair, double oak wardrobe and a side storage unit.

En-suite

En-suite shower room accessed from the master bedroom, comprising a shower enclosure, W/C, pedestal sink, chrome heated towel rail and wall-mounted mirror. Finished with wood-effect flooring and cream tiled walls.

Bedroom 2

A further spacious double bedroom furnished with a grey double bed, mattress with topper, two bedside tables, desk and chair.

Bathroom

The main bathroom comprises a bath with shower over, W/C and pedestal sink. Finished with wood-effect flooring, cream tiled walls and a wall-mounted mirror.

Location

This apartment is located on Radcliffe Road in West Bridgford, two minutes walk from Trent Bridge and The City Ground. West Bridgford is a sought-after residential area separated from Nottingham City Centre to the north by the River Trent. West Bridgford features lots of green spaces, cosy pubs, bars and places to eat!

Relevant information

Access: Apartment is on the third floor access by a staircase and lift.

Car park to the rear of the property, the apartment comes with one parking space.

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 = Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = There is a risk of flooding from reservoirs in this area.

Coal mining area location: located on the coalfield.

Council: Rushcliffe Borough Council

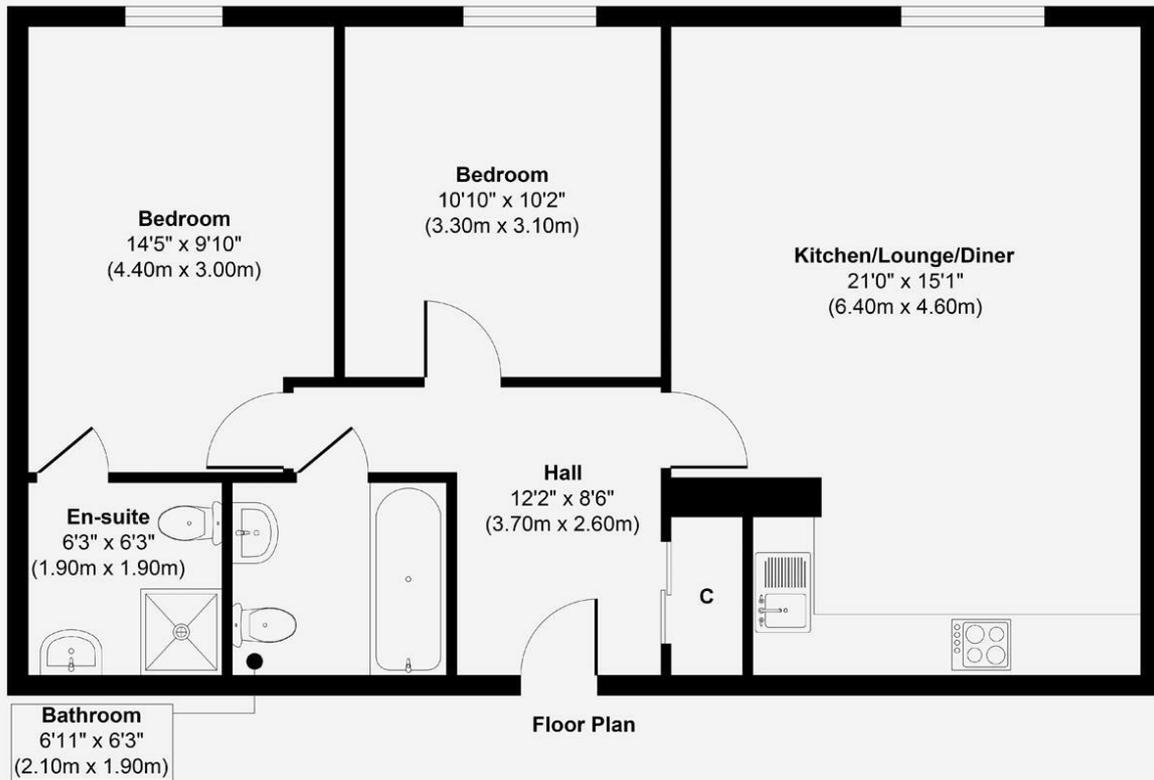
Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/



- 2 bathrooms: Bathroom and en-suite
- One parking space included
- Walking distance to West Bridgford town centre
- Within easy reach of Nottingham city centre
- Sought after location



Apartment 5 Bridgford Point Scarrington Road West Bridgford



Approx. Gross Internal Floor Area 750 sq. ft / 69.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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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