

APARTMENT 10, CRAWFORD COURT FARADAY CLOSE

£725 Per

A modern, recently redecorated two-bedroom top-floor apartment located within a quiet residential phase of the popular Sherwood Energy Village in Ollerton.

The accommodation comprises an entrance hallway leading to a spacious open-plan living and kitchen area, featuring contemporary high-gloss fitted units, newly fitted kitchen flooring, an integrated oven and hob and space for additional appliances.

There are two well-proportioned bedrooms, both with TV points. Large floor-to-ceiling windows in the living area and both bedrooms allow plenty of natural light whilst also offering fantastic views across the development and communal garden. . The bathroom is fitted with a modern three-piece suite, including a shower over the bath

The apartment benefits from a communal entrance with lift access, an enclosed communal garden to the rear and one allocated parking space to the front. Further benefits include gas central heating and





• Top floor with views over the gardens • Open plan living / kitchen • Parking space • Ollerton town centre within easy reach

Material Information

Access: Second floor. Lift and stairs available
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
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: Newark and Sherwood District Council
Any planning permission in the area: seepublicaccess.newark-sherwooddc.gov.uk/online-applications/

Terms and Conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £167.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead).
Tenancy deposit, £836.00. 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.



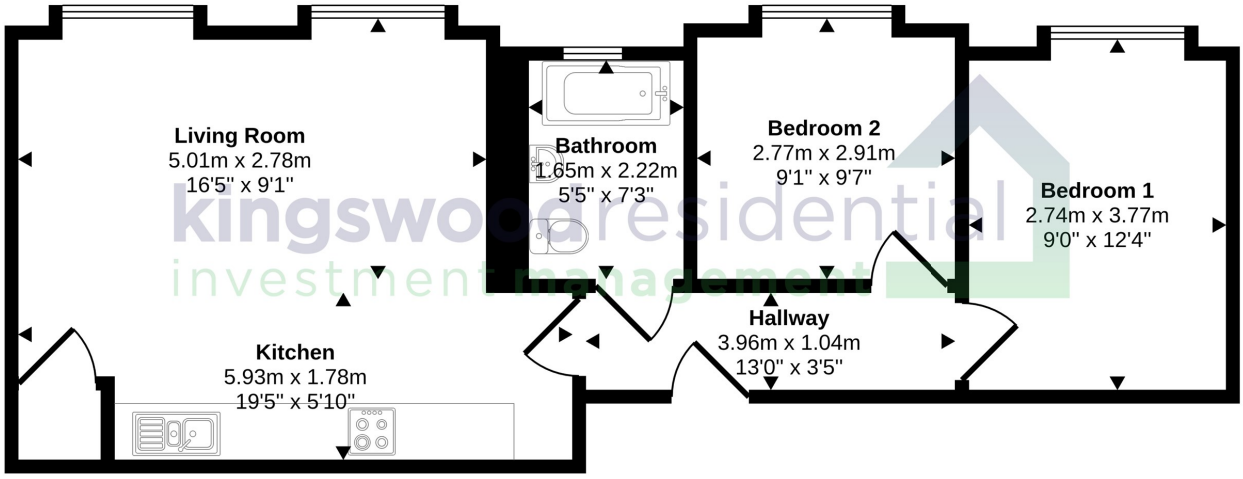


• Communal garden • Modern development • Lift within the building • Gas central heating and double glazed windows • Very close to Tesco and other amenities • Council tax band = A





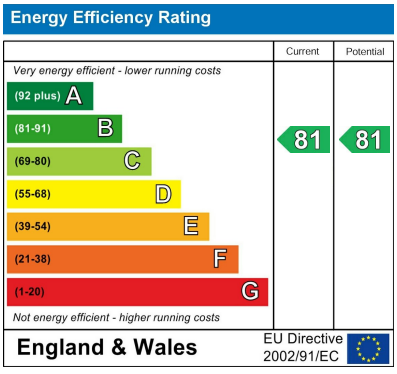
Approx Gross Internal Area
53 sq m / 573 sq ft



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.





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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

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

kingswood residential investment management