1C SECOND AVENUE NOTTINGHAM

£800 Per

A unfurnished 2 bedroom first floor apartment situated in characteristic Victorian converted building in Sherwood Rise containing just four apartments.

The flat has just been fully re-decorated and had brand new carpets fitted!

• Close to Nottingham City Centre • Fully re-decorated throughout • Private entrance • Brand new carpets fitted

Entrance, hallway and landing

The flat has it's own private entrance, upon entry there is a small hallway with a staircase leading to the main landing, where all rooms can be accessed.

Kitchen with breakfast bar

Kitchen to include fitted units, sink, breakfast bar and a newly fitted oven, hob and extractor fan - there's also a Juliette balcony.

Lounge

Spacious lounge with large bay sash windows, with blinds fitted to the windows. The image with furniture is virtually staged and for visual representation only.

Master bedroom

Double bedroom with blinds fitted to the windows. The image with furniture is virtually staged and for visual representation only.

Bedroom 2

Further double bedroom with two cupboards, one to include the boiler and an empty one. Blinds fitted to the window. The image with furniture is virtually staged and for visual representation only.

Bathroom

A 4 piece bathroom suite to include a shower cubicle, bath, WC, sink and a storage cupboard.

Location

- Walking distance to a Lidl supermarket, bars, cafe's, shops and other amenities.
- Close walking distance to the Forest Recreation Ground
- Nottingham City Centre within walking distance via Mansfield Road, which offers a large selection of amenities and public transport links.
- City Hospital easily accessed via public transport and car via Mansfield Road
- Close to Sherwood town centre.

Material information

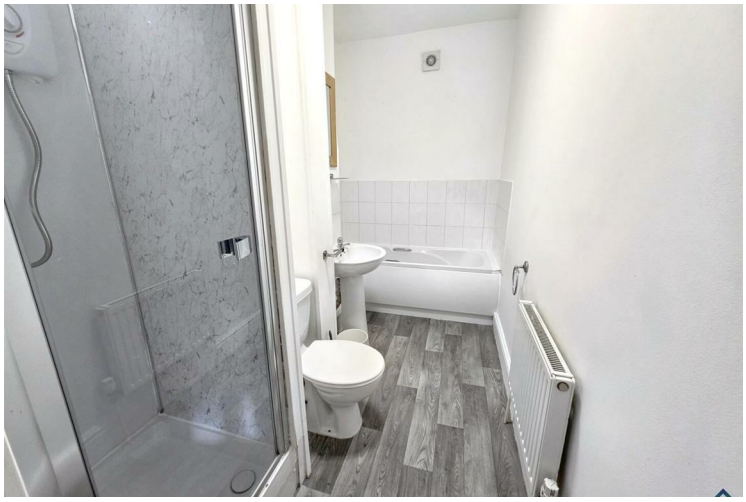
Parking - There's a communal car park for all the residents and at least one space will be included as part of the let. If more than one parking space is required, please enquire.
Access - The flat has it's own private entrance but there's a stair case leading to the main flat, meaning this flat wouldn't be suitable for those with accessibility requirements.
Electricity supply: Mains connection.
Water and sewerage status: Mains connection with a water meter
Heating and hot water status: Gas central heating via 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 = There is a risk of flooding from reservoirs 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/

Terms and conditions

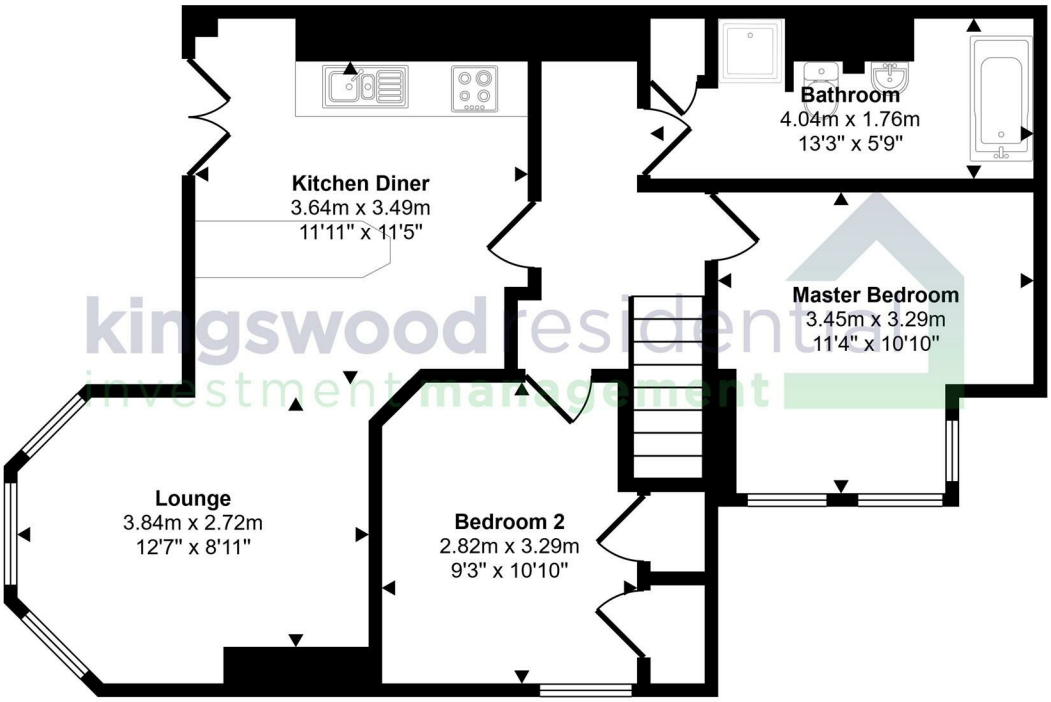
• Breakfast bar • Four piece bathroom suite • Blinds fitted throughout • Parking space included within the car park • Council tax band = A • EPC Rating = C

Costs to move in to this property = £184.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent = £923.00. 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.

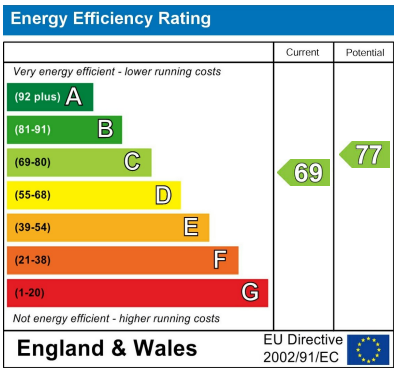


Approx Gross Internal Area
63 sq m / 673 sq ft



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: 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

kingswood residential investment management