



FLAT 1 WILBERFORCE COURT 22 WILBERFORCE ROAD

£1,050 PCM

A ground floor two bedroom, two bathroom apartment which has just been fully re-decorated throughout and had new carpets fitted!



- Fully re-decorated throughout
- Integrated kitchen appliances
- Brand new carpets
- Sought after location
- Parking space included

Entrance hallway

Ground floor apartment with entrance hallway when entering the flat, to also include a storage cupboard.

Open plan living and kitchen

Spacious living area with separate space for a dining table. The modern kitchen includes fitted units, oven, hob, extractor fan and integrated kitchen appliances to include a fridge / freezer and washing machine.

Master bedroom

Double bedroom with an integrated wardrobe and en-suite shower room.

En Suite

En suite shower room to include a shower, sink and WC.

Bedroom 2

Smaller double bedroom.

Location

Situated within a sought after location in Wilford. Nottingham City Centre is easily accessed via car or public transport, such as bus stops and also a short walk to the Wilford Lane Tram Station. The M1, A50 and East Midlands Airport are also easily accessed via the A453. The flat also overlooks an amazing green space which is framed through the lounge windows .

Material information

- Ground floor flat with no steps leading to the flat entrance door.
- One allocated car parking space in the communal car park to the rear.
- Electricity supply: mains connection.
- Gas supply: mains connection.

- Water and sewerage status: mains connection, with water meter.

- 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 = Medium. Ground water = This location is outside of a groundwater flood alert area. Reservoirs = There is a risk of flooding from reservoirs in this area.

- Coal mining area location: on a coalfield.

- Planning permission: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

- Council: Nottingham City Council.

Terms and conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £242.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1,211. First months rent in advance.

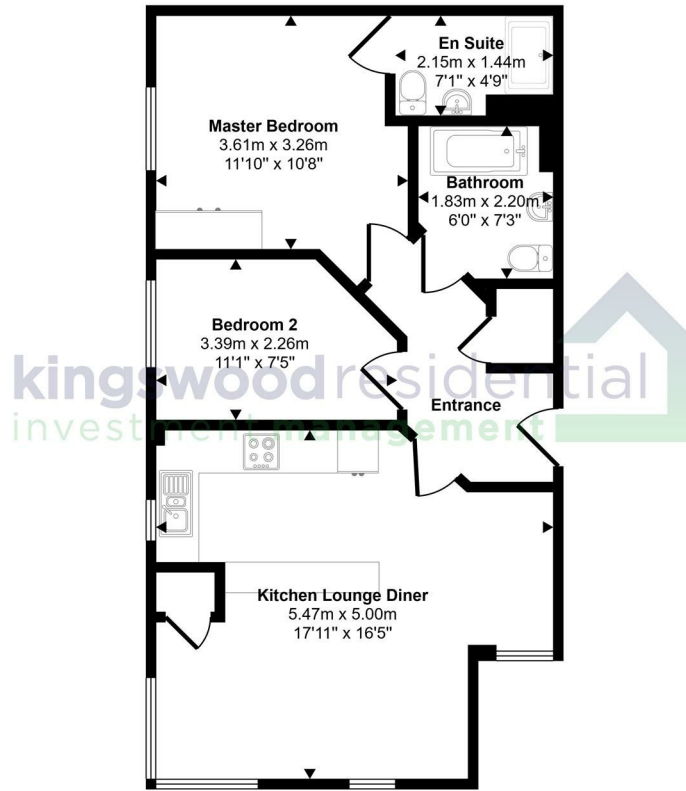
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- Amenities and West Bridgford town centre close by
- Within easy reach of the M1, A50 and East Midlands Airport
- Short walk to the Wilford Lane tram station
- Council tax band =C
- EPC Rating = C



Approx Gross Internal Area
58 sq m / 622 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(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: C Council Tax Band: C

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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