



2 Bedrooms

Flat

£775

Located in

Nottingham



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# 586A Mansfield Road

Nottingham | | NG5 2FS



Welcome to Mansfield Road! This spacious flat is located in Sherwood, just a 10 minute drive from the city centre!

The property offers a spacious open plan living area with a modern fitted kitchen, two well proportioned bedrooms and a contemporary bathroom. Finished in neutral tones throughout, the flat benefits from good natural light and a practical layout that makes excellent use of space.

Positioned close to local shops, amenities and transport links, the property provides easy access to the city centre and surrounding areas.

Water and TV licence are included in the rent, offering excellent value and reduced monthly outgoings. An early viewing is strongly recommended to avoid disappointment.

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## Council Tax Band A

### Local Authority

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.

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

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