



APARTMENT 22 BRIDGFORD POINT SCARRINGTON ROAD

£1,150 Per

Located on the 3rd floor of Bridgford Point (access via stairs and lift) features two double sized bedrooms, an open-plan kitchen living space, a bathroom and an en-suite to the master bedroom. One allocated parking space. The apartment is ideally 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!



- VIRTUAL TOUR AVAILABLE (See below link) • Two double bedrooms and two bathrooms • Modern kitchen with appliances included

The kitchen and living space is open-plan, with a sloped ceiling. The brand modern kitchen includes an electric oven, a ceramic hob, an extractor hood, a washing machine, fridge/freezer and a sink with drainer.

Both bedrooms feature electric panel heaters, and sloped ceilings.

The master bedroom has a dedicated en-suite featuring a shower cubicle, W/C and wash hand basin.

The bathroom features a bath with shower over, W/C and wash hand basin.

The apartment includes parking for one registered vehicle in the car park to the rear elevation

Access: The apartment is located on the third floor (top floor), access by a staircase and lift.

Electricity and gas supply: Mains connection, no gas in the property.

Water and sewerage status: Mains connection

Heating and hot water status: Electric panel heating and unvented hot water cylinder.

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 = unlikely in this area.

Coal mining area location: located on the coalfield.

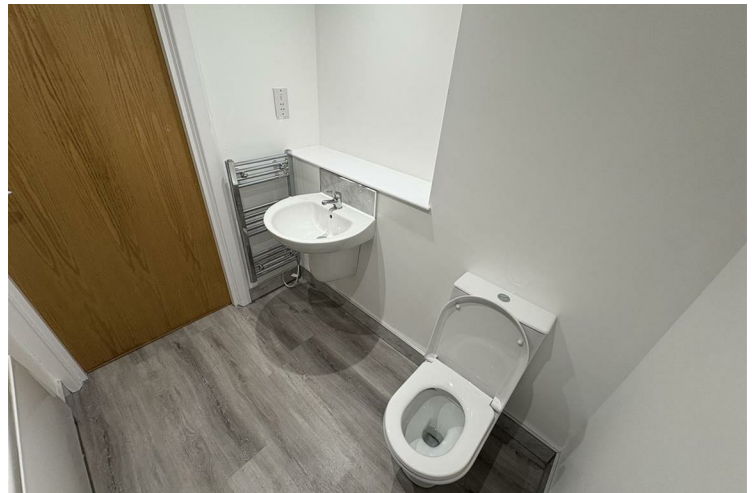
Council: Rushcliffe Borough Council

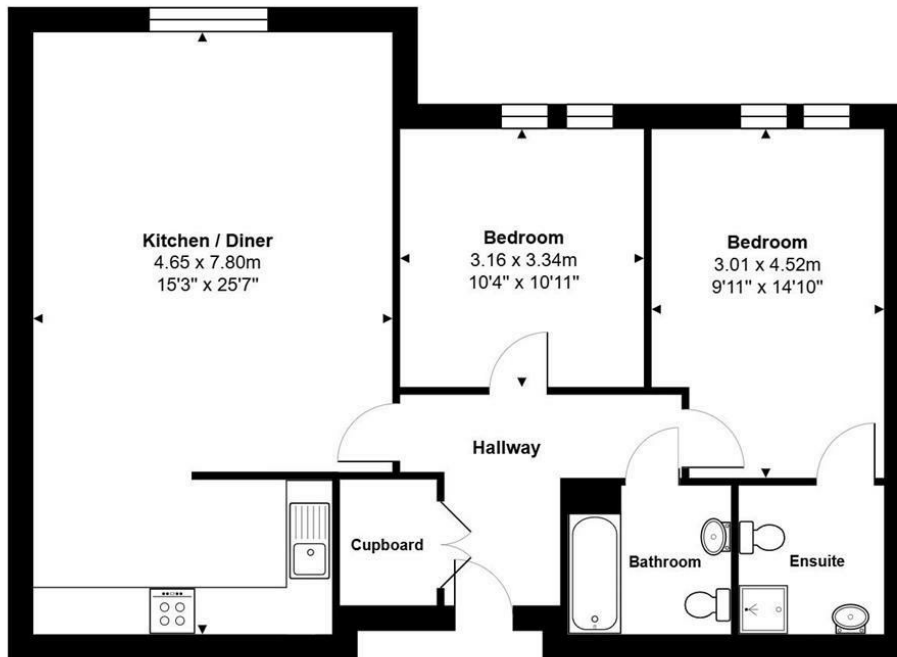
Restrictions: We are advised by the Building Manager that no business must be ran from the property and that one parking

space is available as allocated by the superior lease, monitored by vehicle number plate recognition. There is no visitor parking. Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



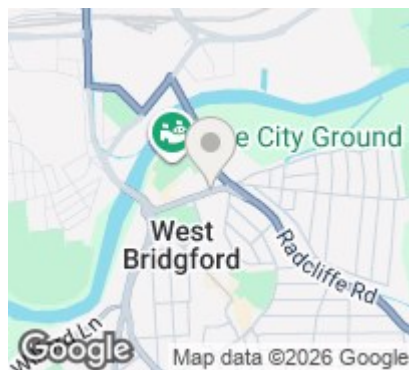
- Short walk to Trent Bridge and The City Ground • One allocated parking space • Great transport links • Council Tax band - B • Available June





Total Area: 76.8 m² ... 827 ft²

All measurements are approximate.
Although every effort has been made to ensure accuracy, it cannot be guaranteed.
This floorplan is not to scale and is for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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