



**47 DEANE ROAD
NOTTINGHAM**

£900 PCM

****VIRTUAL VIDEO TOUR AVAILABLE****

A furnished top floor 1 bedroom apartment on Wilford Place, a sought after modern development very close to West Bridgford, the A52, QMC and Boots.



- ****VIRTUAL VIDEO TOUR AVAILABLE**** • Top floor • Freshly decorated • Kitchen includes appliances

Hallway

A bright, welcoming entrance hallway with light neutral walls that reflect both natural and artificial light. A fitted storage cupboard provides added practicality, offering generous space for coats, shoes, and everyday essentials.

Open plan kitchen / dining / living

Bright, open-plan kitchen, dining, and living space is designed to feel modern, airy, and functional. Neutral white walls and warm wood-effect flooring create a clean, welcoming atmosphere, enhanced by large windows fitted with blinds that allow plenty of natural light to flow through the room.

The kitchen area is well laid out with fitted units offering ample storage, complemented by wood-tone worktops. Integrated appliances include an oven and hob with extractor above, a fridge/freezer, and a washing machine. A central breakfast bar provides additional worktop space and casual dining, furnished with two modern bar stools, making it ideal for everyday meals or entertaining.

The living area flows seamlessly from the kitchen, creating a cohesive open-plan layout. It is comfortably furnished with a two-seater sofa, positioned to make the most of the available space while maintaining an open feel.

Bedroom

This bright and well-proportioned bedroom is finished in neutral tones throughout.

White walls and soft, light-coloured carpeting create a fresh and airy feel, enhanced by natural light from the window fitted with blinds.

The room is furnished with a double bed featuring a dark

upholstered frame and mattress, with matching bedside tables that provide practical storage. There is also a fitted wardrobe.

Bathroom

Modern fitted bathroom is finished to a clean and contemporary standard, with neutral tiling throughout creating a bright and fresh feel. The space features bath with an overhead shower, clear glass shower screen for practicality and ease of use. Chrome fixtures and fittings.

Dark floor tiles with the lighter wall tiles. The bathroom includes a wash basin and WC. A ceiling-mounted light provides good overall illumination, while the layout feels both functional and comfortable, ideal for everyday use.

Additional information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £207.00. Tenancy deposit, equivalent to 5 weeks rent, being £1038.00 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.

Material Information

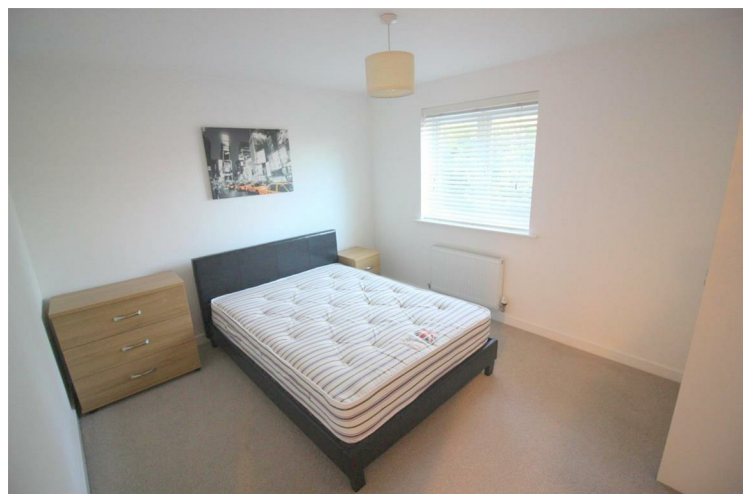
Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating

-Broadband and mobile phone coverage: see



- Off road parking • Close to QMC, Boots and A52 • Close to tram stop and local amenities • Council tax band = B • EPC Rating = C

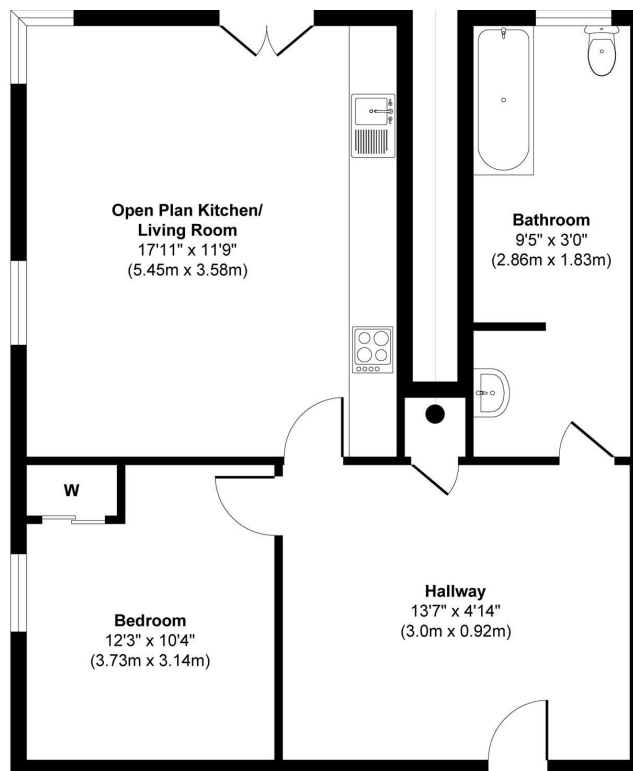
checker.ofcom.org.uk.

-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine

-Any planning permission in the area:





Floor Plan

Approx. Gross Internal Floor Area 714 sq. ft / 66.29 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: C 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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