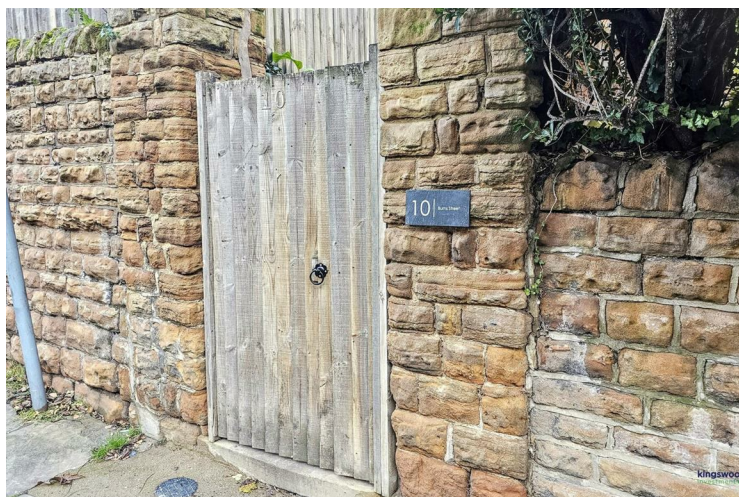
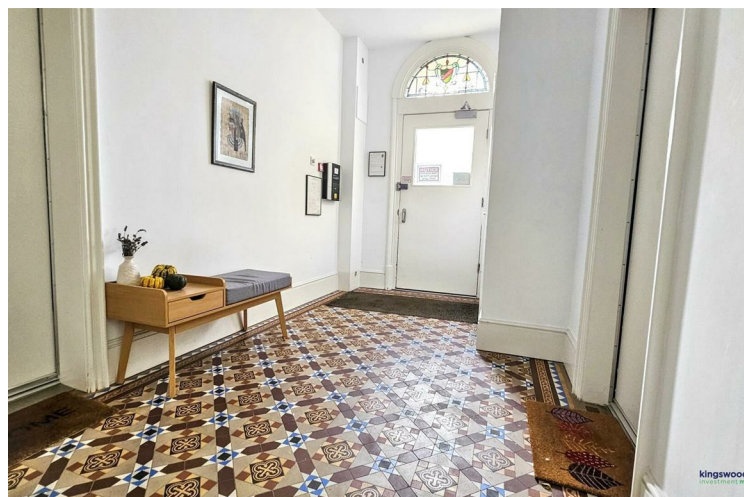




## 10 BURNS STREET NOTTINGHAM

£800

An unfurnished top floor one bedroom apartment in the heart of the Arboretum. This apartment is light and spacious with characterful ceilings-a must see!





- Generous attic style space offering a bright and airy feel
- An architectural character building
- Kitchen to include appliances

### Living area

The living space is open plan and features an attic style ceiling with a calm and contemporary feel. The light and airy room consists of white walls and a grey carpet. This room also includes a cupboard which is where the gas boiler is stored.

### Hallway

The living space leads to the hallway which includes a mirrored sliding fitted storage cupboard-perfect for keeping your belonging tidy. Grey fitted carpet throughout.

### Kitchen

The kitchen is located down the hallway and has modern white units and ample work top space. Appliances to include oven, gas hob, extractor fan, fridge/freezer, dishwasher and washer/dryer. There are windows so offers plenty of natural light.

### Bathroom

The bathroom is finished in a neutral white style panelling and brown vinyl flooring to include a wall-mounted electric shower, pedestal wash hand basin, WC and a wall mounted towel rail.

### Bedroom

The bedroom is situated at the end of the hallway. This large double bedroom has a large fitted mirrored wardrobe with a rail and shelves. There is a large window to include a blind with safety bars. The room is finished with a grey carpet, creating a clean and modern feel.

### Location

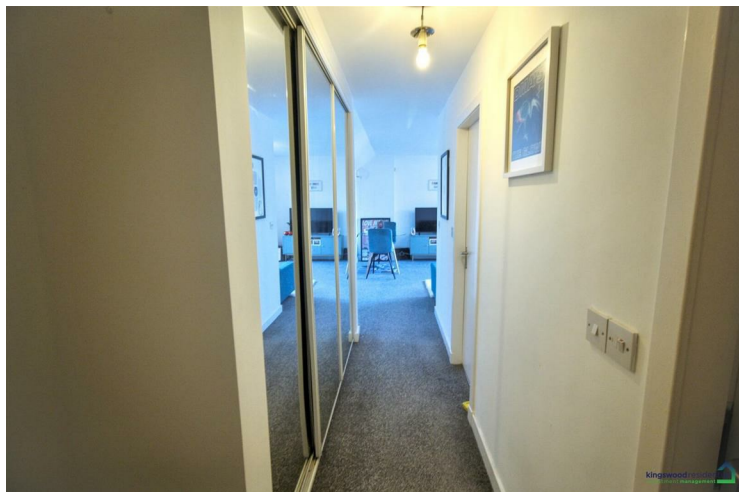
The property offers on street parking (permit with Nottingham city council) positioned within a 10-minute walk of Nottingham city, is easily accessible by public transport. It is also close to

Nottingham Trent university and

only 2.5 miles to the Queens medical centre and 3.5 miles to The City Hospital.

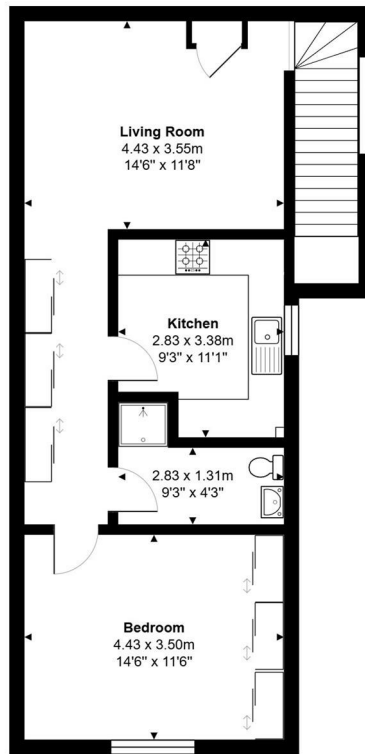
### Relevant information

- Access: Building accessed via Burns Street up some exterior steps which leads up to the building. Flat 5 is accessed via a communal stair case on the 1st floor and then stairs up to the 2nd floor - no elevator access.
- Electricity and gas supply: Mains connection.
- Water and sewerage status: Mains connection
- Heating and hot water status: Gas combi boiler.
- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://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 Reservoirs = Flooding from reservoirs = unlikely 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/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



- Communal garden space to the front • Built in storage • Walking distance to Nottingham City Centre • Block of five apartments • Sorry, no undergraduate students • Council tax band = A • EPC Rating = C





Total Area: 60.1 m<sup>2</sup> ... 647 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs                       |         |           |
| (92-plus) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                                                  |         |           |
| (69-80) <b>C</b>                                                  | 75      | 76        |
| (55-68) <b>D</b>                                                  |         |           |
| (39-54) <b>E</b>                                                  |         |           |
| (21-38) <b>F</b>                                                  |         |           |
| (1-20) <b>G</b>                                                   |         |           |
| Not energy efficient - higher running costs                       |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |

**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

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