

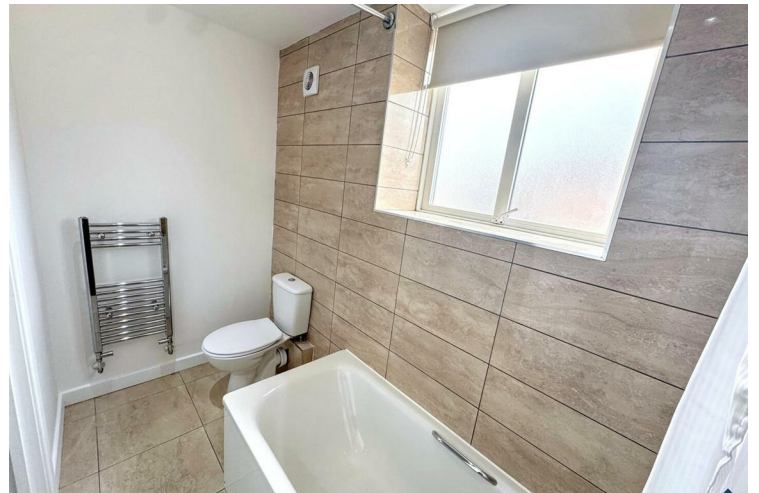
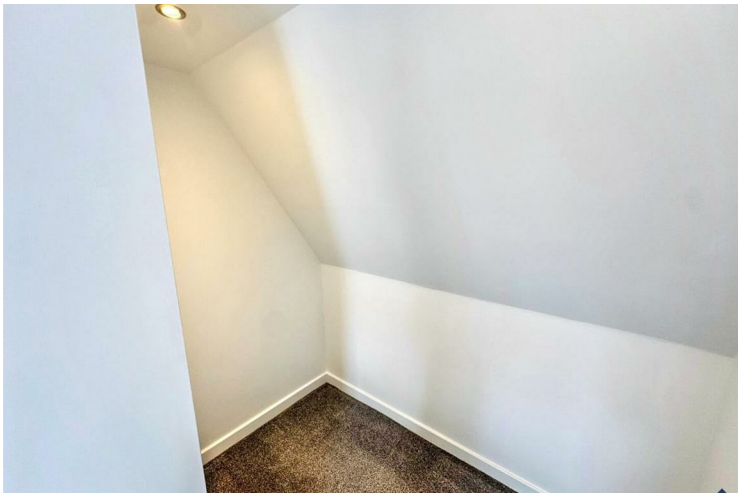


## APARTMENT 10, THE OLD COMMUNITY CENTRE ST. PAULS

£800 Per

A 2 bedroom top floor DUPLEX apartment in a converted characteristic building, finished to a high standard and located on a quiet street within 2 minutes walking distance of the ASDA supermarket, main bus route and a tram stop, which is only 5 stops away out of the City Centre.

The apartment has a quirky 2-level layout, comprising of: entrance hallway, two double bedrooms and a bathroom on the lower floor.



• **\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\*** • Duplex apartment / 2 floor layout • All kitchen appliances included

### Open plan living / kitchen

This spacious room includes high ceilings with exposed beams and all kitchen appliances (oven, hob, fridge/freezer, washer and dishwasher). There is a handy cupboard located off of the landing perfect for storing household items.

### Master bedroom

A large double bedroom located downstairs.

### Second bedroom

A second double sized room with 2 windows.

### Bathroom

3 piece bathroom suite located on the ground floor includes shower over the bath, toilet, and sink, finished with cream marble-effect wall and floor tile.

### Location

The property has a gated car park unallocated spaces, first come first serve. The duplex comes with a basement storage unit. The property is ideally located just a couple of minutes' walk from ASDA and the NET tram stop and is close to a wide range of local shops and amenities. City Hospital, QMC Hospital, and university campuses are all within easy reach.

### Relevant Information

Access: Duplex flat located on the 1st floor access by a staircase (no lift.)

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: Broadband provided by Evolve, e-Fibre 1Gbps available at £34 per month inc VAT see this link for more information and other packages available:

(Broadband provider cannot be swapped)

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.

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

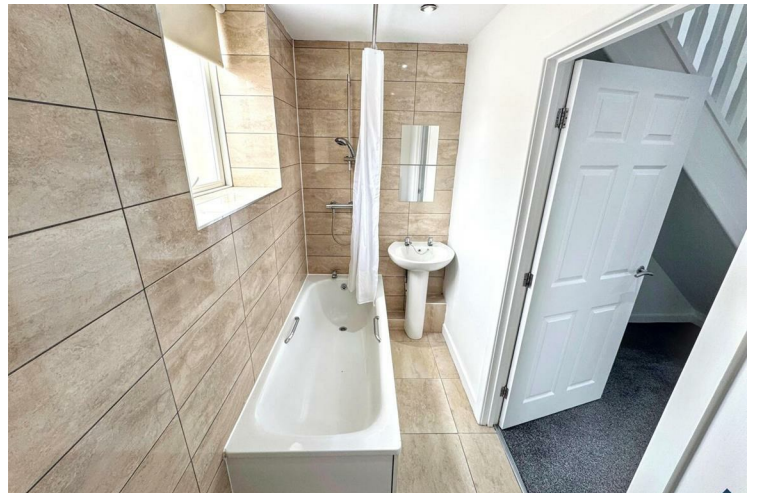
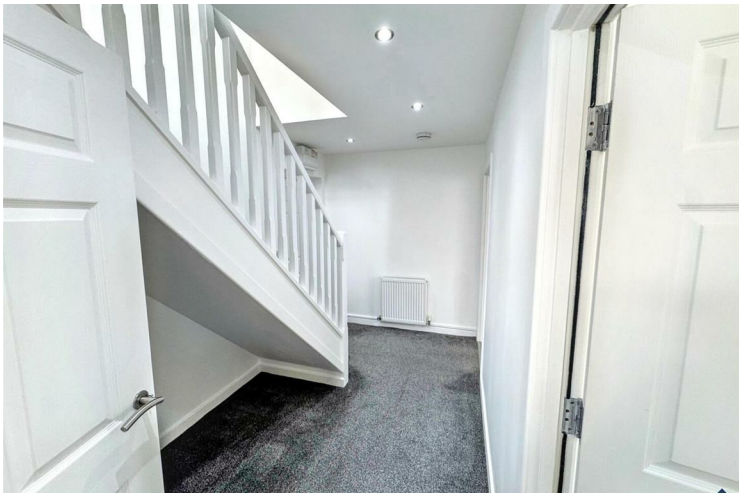
Council: Nottingham City Council

Any planning permission in the area: see

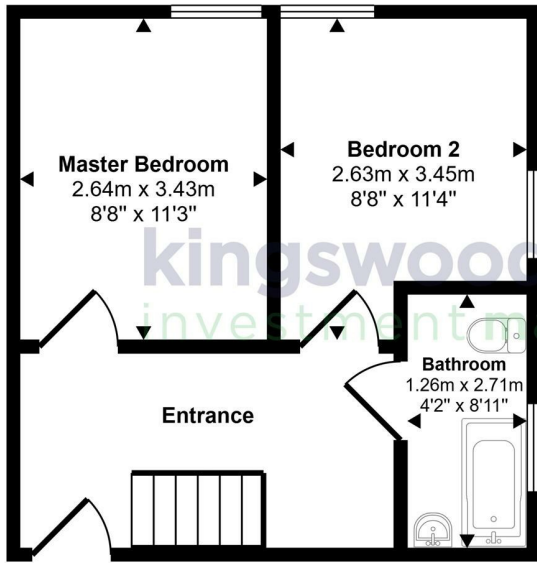
[nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



- Freshly redecorated throughout
- Parking space in gated car park
- Separate storage area per apartment
- 2 min's from ASDA supermarket & tram stop
- Council tax band = A
- EPC rating = C



Approx Gross Internal Area  
59 sq m / 631 sq ft



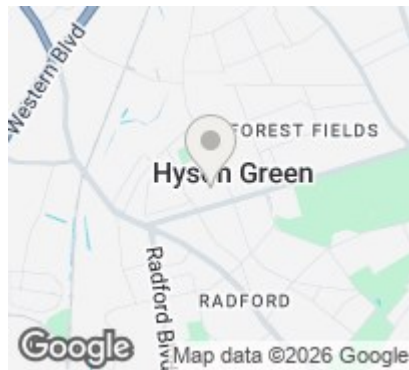
Ground Floor  
Approx 31 sq m / 330 sq ft



First Floor  
Approx 28 sq m / 300 sq ft

Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(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>	EU Directive 2002/91/EC	

**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

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

