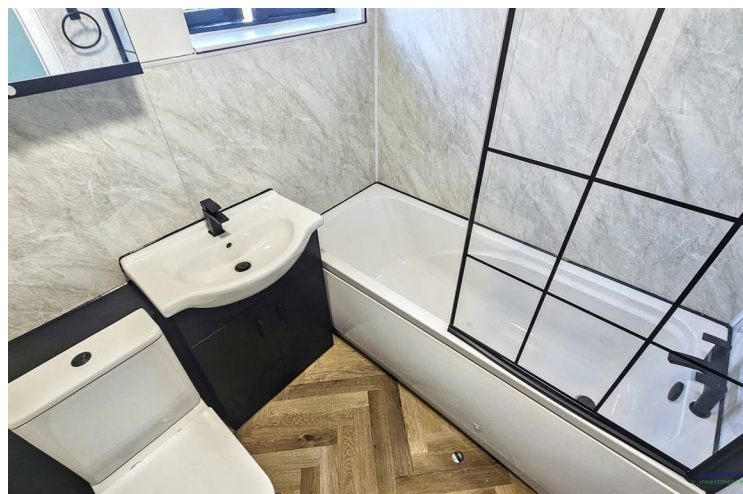




**7 GROVE ROAD
NOTTINGHAM**

£950 PCM

A refurbished top floor 1 bedroom apartment, situated within short distance of QMC, Nottingham University, Castle Marina retail park and Nottingham City Centre!



• Within very close reach of QMC, Castle Marina retail park and Nottingham City Centre • Brand new kitchen and bathroom • Kitchen includes appliances and breakfast bar area • Brand new flooring and fully re-decorated throughout • 360 tour available

Property description

2nd floor apartment, accessed by the way of the stair case (no elevator access).

- Entrance hallway with storage cupboard.
- Double bedroom to include a double bed frame, mattress, 2x bed side tables, 1x freestanding mirror, large chest of drawers and wardrobe unit. Bedroom also includes roller blinds.
- Brand new bathroom to include an electric shower over the bath, sink, WC and a mirrored bathroom cabinet.
- Open plan living and kitchen room with blinds included.
- Living area is furnished with a two seater sofa, arm chair, freestanding lamp and a TV stand.
- Newly fitted kitchen to include fitted units, oven, hob, extractor hood, sink, fitted units, washing machine, fridge and freezer.
- Spacious private balcony accessed via the lounge.
- Access to a communal garden for residents of the development only. This includes a pond which encourages wildlife, with a selection of benches and tables available on a first come, first serve basis.
- Nearby streets offer on street permit parking for residents, which need to be applied for on the Nottingham City Council website and will be subject to fees and availability.

Material information

Council tax band = A (Nottingham City Council)

- Electricity supply: Mains connection.
- Water and sewerage status: Mains connection.
- Heating and hot water status: Electric storage heaters and water cylinder tank.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.
- Flood risk in this location: Surface water = Low. River/Sea = Very Low.
- Flood risk from Groundwater and reservoirs = This location is outside of a groundwater flood alert area. There is a risk of flooding from reservoirs in this area.
- Coal mining area location: Located on a coalmine.
- Any planning permission in the area: nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

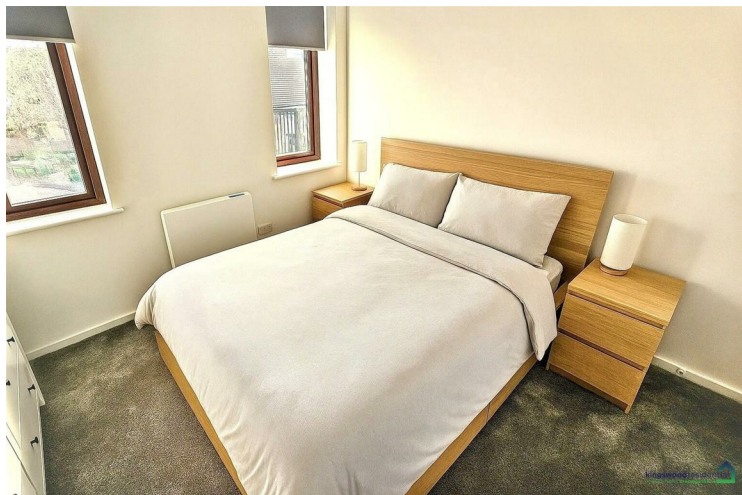
Further information

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 £219. Tenancy deposit, equivalent to 5 weeks rent, being £1096. First months rent in advance.

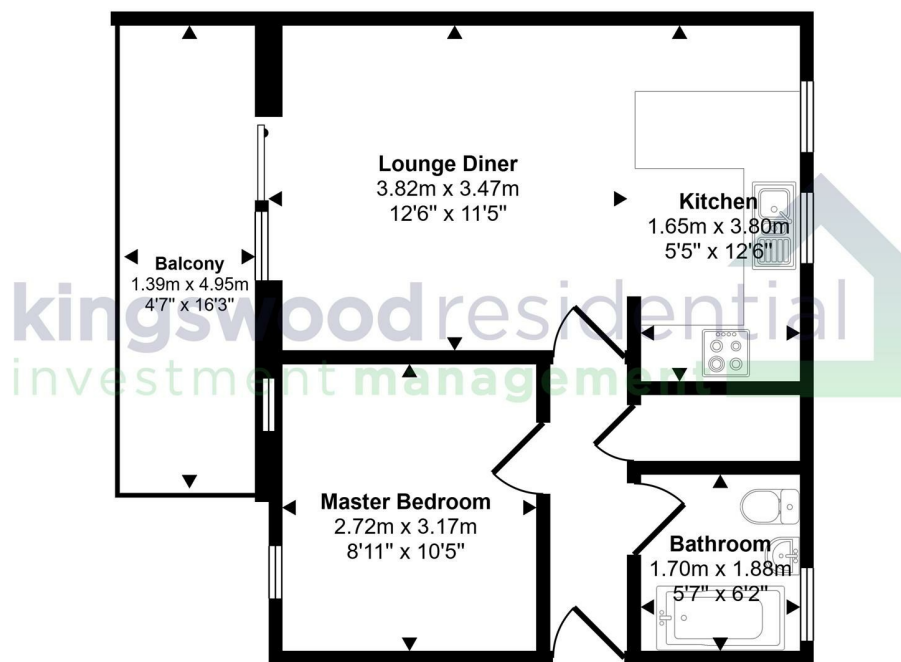


- Private balcony • Access to communal gardens • Brand new electric storage heaters • Council tax band = A • EPC Rating = C

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.

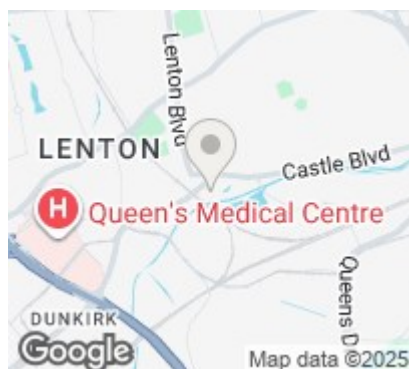


Approx Gross Internal Area
38 sq m / 405 sq ft



Floorplan

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) A		
(81-91) B		
(69-80) C	70	77
(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: 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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