



## APARTMENT 20 HIGH POINT NOEL STREET

£700 Per

A 1 bedroom 3rd floor apartment located 400 meters walk from the Forest tram station into the City Centre.

The apartment comprises of: -

- Entrance hallway.
- Bathroom with 3 piece suite to include shower over the bath and heated towel radiator.
- Double sized bedroom



- 3rd Floor • Very quick City Centre access • Open plan living / kitchen • Kitchen appliances included • Double sized bedroom • 400m from the Forest tram station • Council tax band = A

Access: Flat is a 3rd floor, access by a staircase and lift.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Low.

River/Sea = Very Low.

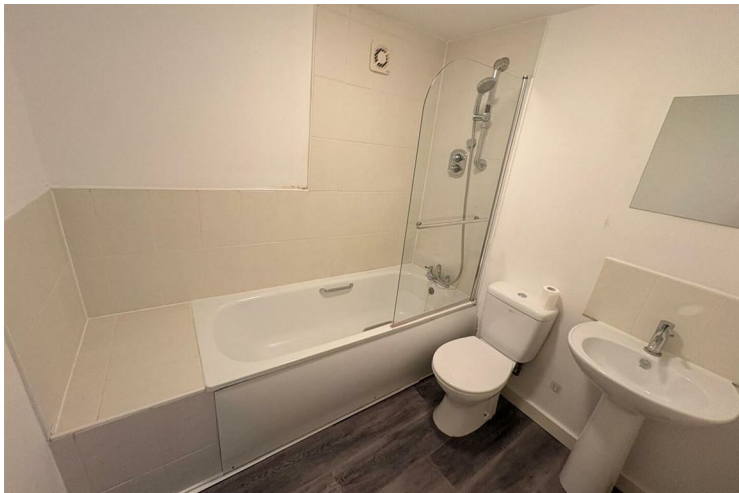
Flood risk from Groundwater = This location is outside of a groundwater flood alert area

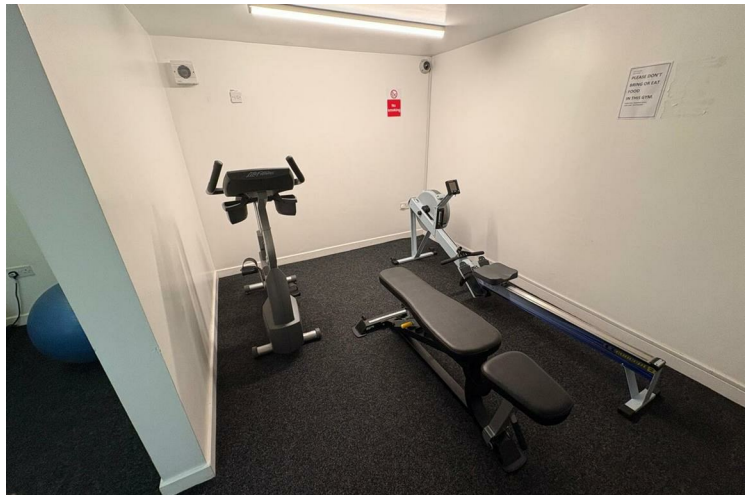
Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

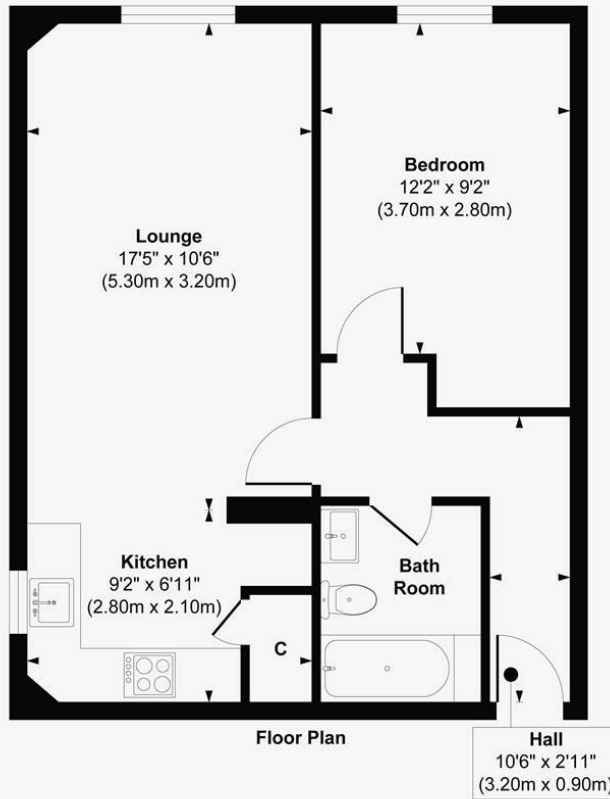
Council: Nottingham City Council.

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/)





Flat 20, High Point, NG7 6BL



Approx. Gross Internal Floor Area 499 sq. ft / 46.36 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



| Energy Efficiency Rating                           |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92 plus) <b>A</b>                                 |           |                         |
| (81-91) <b>B</b>                                   |           | <b>81</b>               |
| (69-80) <b>C</b>                                   |           |                         |
| (55-68) <b>D</b>                                   | <b>66</b> |                         |
| (39-54) <b>E</b>                                   |           |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient - higher running costs</i> |           |                         |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC |

**EPC Rating: D     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

