

54 RED KITE CLOSE NOTTINGHAM

£900 Per

Situated on a sought-after residential estate in Hucknall, this well-presented two-bedroom coach house benefits from its own private entrance, garage (includes mains electrics and lighting) and additional parking.

The property is accessed via a private entrance, with the added convenience of internal access to the garage. Stairs lead to the first floor, where you will find a spacious open-plan living area, there is also a useful storage cupboard.

The kitchen is fitted with a range of wall and base units and includes an oven and hob, along with space for additional appliances.

he bathroom comprises a three-piece suite, including a bath with an overhead shower, wash hand basin and WC.





• Redecorated • Master Bedroom With Fitted Wardrobe • Garage • Additional Allocated Parking Space

Material Information

Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
Broadband and mobile phone coverage: see 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: Ashfield District Council
Any planning permission in the area: see planning.ashfield.gov.uk/planning-applications

Terms and Conditions

Costs to move into this property = £201. Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1009. 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.



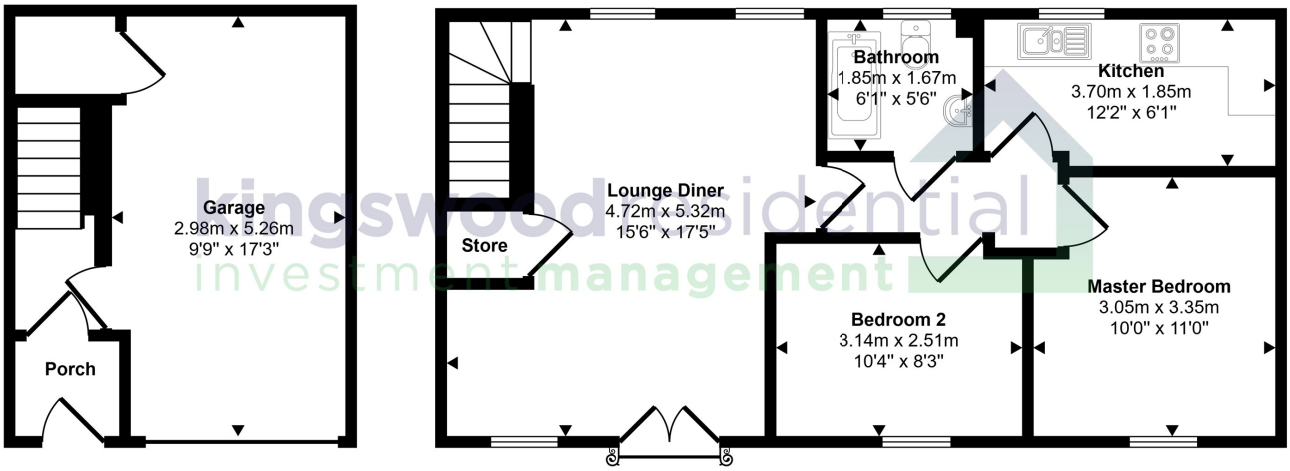


• Private Entrance • Gas Central Heating • Sought After Location • Close to Hucknall Centre and Transport Links • Close to Schools and Local Amenities • Council Tax Band = A





Approx Gross Internal Area
78 sq m / 844 sq ft

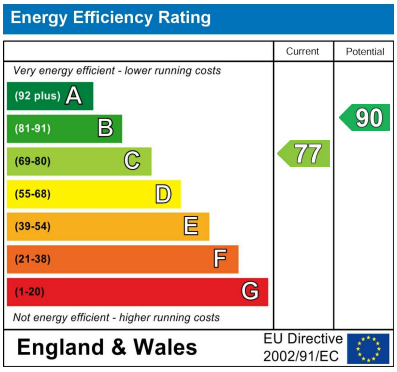


Ground Floor
Approx 22 sq m / 234 sq ft

First Floor
Approx 57 sq m / 610 sq ft

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.





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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