



## **GROUND FLOOR FLAT, 342A Highbury Road**

**£800 PCM**

Modernised, unfurnished two double bedroom ground-floor flat with its own private entrance. The property benefits from access to a rear communal garden, UPVC double glazing, and electric heating throughout.



- Very close to Bulwell town centre
- Ground floor, newly decorated
- Private entrance door
- Shared communal garden to rear

### Open plan kitchen / living area

The open-plan kitchen and living area is a bright and well-presented space, finished in neutral décor with wood-effect flooring throughout. The living area offers ample room for both seating and dining furniture and features a modern wall-mounted electric fire.

The kitchen is set slightly back and fitted with contemporary white units, wood-effect worktops, a tiled splashback, integrated oven and hob with extractor, and space for appliances. A freestanding fridge/freezer and washing machine are provided on a non-maintained basis. The room benefits from good natural light and has been newly decorated, providing a clean and modern feel.

### Bedroom 1

Bedroom One is a well-proportioned double bedroom, finished in neutral décor grey fitted carpeting. The room benefits from a UPVC double-glazed window providing natural light and electric heating, and offers ample space for a double bed and additional bedroom furniture.

### Bedroom 2

Bedroom Two is another well-proportioned double bedroom, finished in neutral décor with grey fitted carpeting. The room benefits from a UPVC double-glazed window allowing natural light, along with electric heating. There is ample space for a double bed and additional bedroom furniture, making it ideal as a second bedroom or home office.

### Shower room

The shower room is modern and neatly presented, comprising a shower cubicle with electric shower, wash hand basin, and WC.

Finished in neutral tones, the room offers a clean and practical space.

### External / communal courtyard

To the rear of the property is a low-maintenance shared garden area, shared with the flat above. The space is paved, making it easy to maintain, and is enclosed by brick walls and fencing, with established greenery providing a pleasant backdrop.

On-street parking is available nearby. The property further benefits from UPVC double glazing and modern electric heating throughout. Ideally situated, the flat is within a short walk of Bulwell town centre, Tesco Superstore, bus station, and a range of local amenities, with easy access to Nottingham City Centre via Highbury Road.

### Additional 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 £184.00. Tenancy deposit, equivalent to 5 weeks rent, being £923.00 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.

### Material information about the property

Electricity supply: mains connection.

Gas supply: No Gas.

Water and sewerage status: Mains connection.

Heating and hot water status: Electric, electric heating.



- Open plan living / kitchen • 2 double sized bedrooms • Shops and supermarkets nearby • On street parking

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 and reservoirs = Unlikely. This location is outside of a groundwater flood alert area.

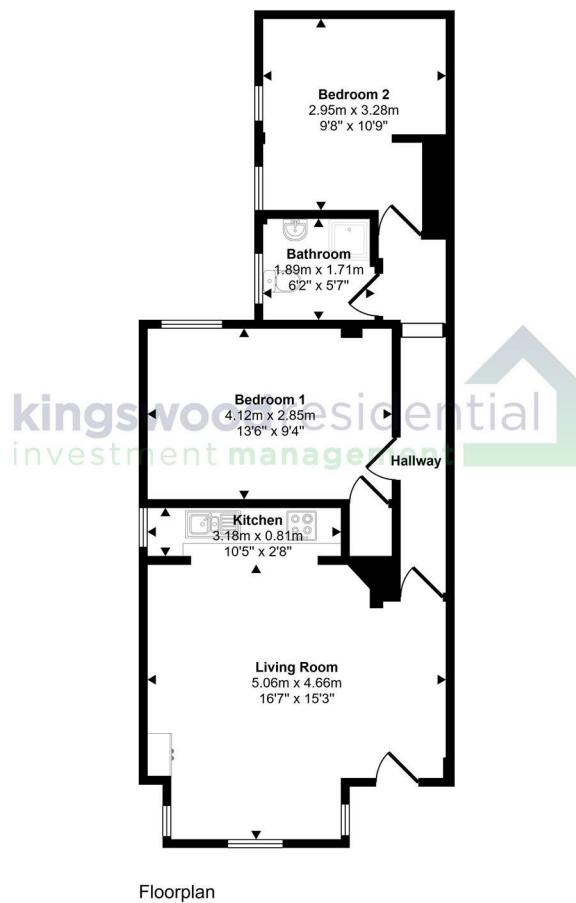
Coal mining area location: Boundary is located on the coalfield.

Any planning permission in the area:

<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/>.



Approx Gross Internal Area  
56 sq m / 608 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
74		
46		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: E      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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