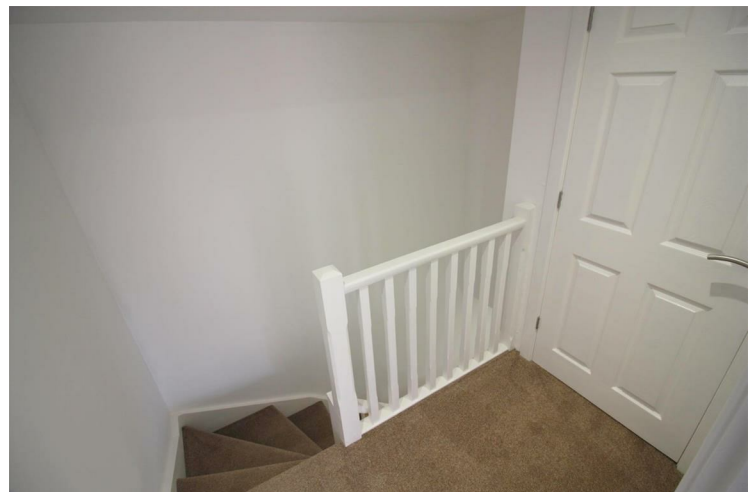
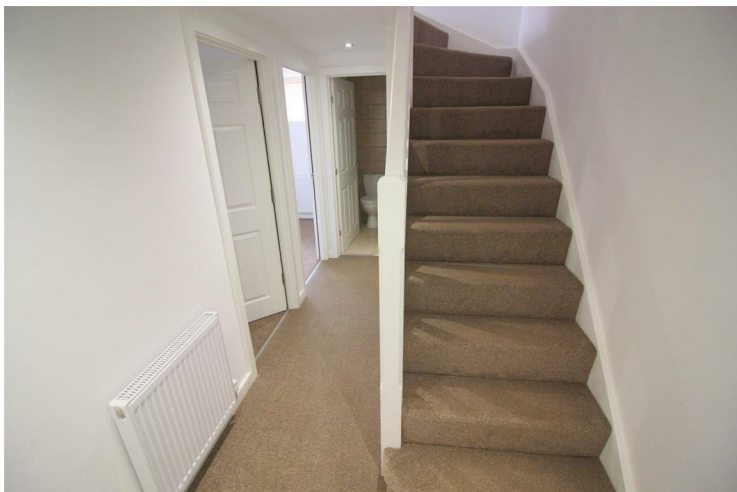




APARTMENT 1, THE OLD COMMUNITY CENTRE ST PAULS

£825 PCM

Nestled on a quiet street just a 2-minute walk from main bus routes and a nearby tram stop—only five stops from the City Centre—this property perfectly balances convenience and tranquillity. The stylish two-level duplex apartment (which has been repainted) features a unique, contemporary layout, offering modern living in a peaceful setting close to all urban amenities.



- Re-painted throughout • Duplex layout apartment • Open plan living • Kitchen include appliances • Parking space included

Entrance - bedrooms 1, 2 & bathroom

The entrance hall leads to two spacious double bedrooms, each fitted with brown carpets and gas central heating radiators, as well as a modern bathroom featuring a thermostatic shower over the bath.

A staircase rises to the upper floor, where you'll find a bright open-plan living and kitchen area, designed for comfort and modern living.

Upper floor - Kitchen / Living

The high spec kitchen comes fully equipped with integrated appliances and sleek high-gloss finishes. There is a single oven with four ring hob and low level extractor fan. Stainless steel sink with mixer tap.

The living space is bathed in natural light from a timber-framed, double-glazed window—an attractive feature that highlights the building's original character and charm. The room is finished with warm brown laminate flooring and coordinating fitted curtains, creating a welcoming look.

Local shops and amenities are within easy reach, and the City Hospital, QMC, and university campuses are all conveniently accessible. A convenient allocated parking space for one car is also available.

Gas central heating and double glazing throughout.

Council tax band A, EPC rating C.

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 £190.00. Tenancy deposit, equivalent to 5 weeks rent, being £951.00. 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

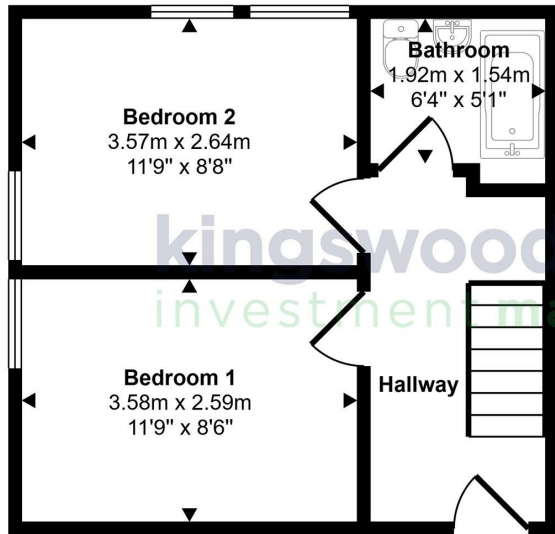
- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection.
- Heating and hot water status: Gas central heating
- Broadband and mobile phone coverage: see checker.ofcom.org.uk. Broadband is supplied by the Evolve Technologies Group only at the building. Tenants can sign up for a contract for broadband services with Evolve Technologies Group once the tenancy commences but are not able to sign up with other broadband suppliers due to physical restrictions at the building.
- Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.
- Coal mining area location: located on a coalmine
- Any planning permission in the area:



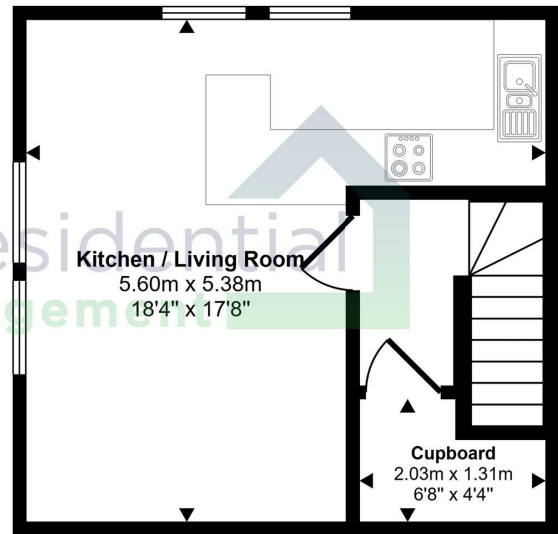
- Separate storage area per apartment • Close to ASDA and a tram stop • Quick City Centre access • EPC Rating = C • Council tax band = A



Approx Gross Internal Area
60 sq m / 649 sq ft

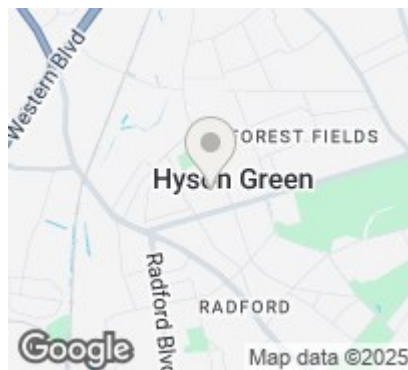


Ground Floor
Approx 31 sq m / 329 sq ft



First Floor
Approx 30 sq m / 321 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	80	80
(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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