

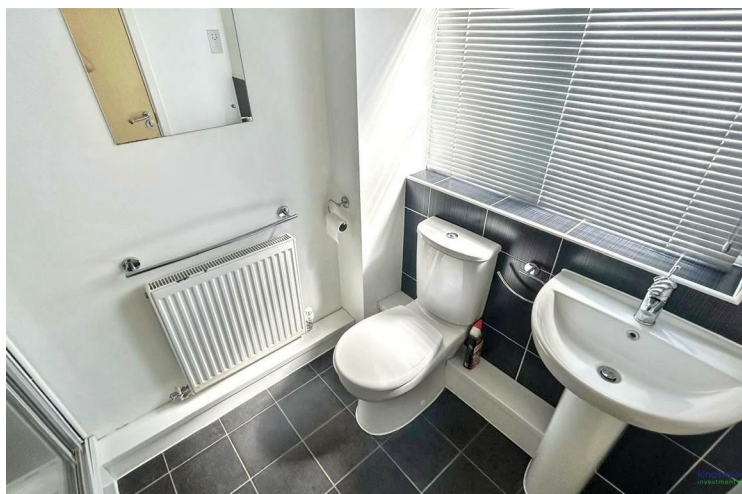
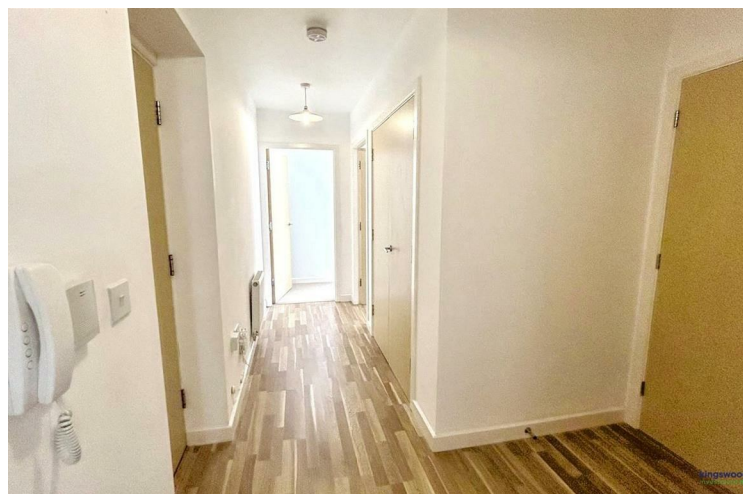


APARTMENT 3 WILBERFORCE COURT, 22 WILBERFORCE ROAD

£1,050 Per

A highly desirable, ground-floor, part-furnished and generously sized two-bedroom, two-bathroom apartment, ideal for a professional couple or sharers.

Situated in Wilford, the property is ideally located close to West Bridgford, the A52, Queen's Medical Centre (QMC) and Boots.



- ****VIRTUAL VIDEO VIEWING LINK AVAILABLE**** • Sought after development • Open plan living / kitchen • Includes kitchen appliances

Kitchen

The entrance hallway, complete with an intercom system, leads through to the spacious open-plan kitchen. The modern fitted kitchen features a gas hob, a range of contemporary units, an extractor fan, fridge/freezer and washer/dryer. The kitchen also benefits from fitted blinds.

Lounge/diner

The spacious open-plan lounge/diner benefits from two large windows, allowing plenty of natural light, both with fitted blinds. The room also includes a brown coffee table, a wall-mounted shelf and a useful corner walk-in storage cupboard housing the boiler.

Bathroom

The main bathroom comprises a bath with an electric shower over, WC, grey wall tiling and contrasting black tiled/vinyl flooring. A small window and extractor fan provide additional ventilation.

Bedroom 2

The double sized bedroom benefits from a window with fitted blinds and a spacious double built-in wardrobe.

Master bedroom

The bedroom benefits from two large windows with fitted blinds, a wall-mounted shelf and a useful box storage unit. There are also spacious double fitted wardrobes with a mirrored door.

The bedroom leads through to a modern en-suite bathroom, comprising a large walk-in shower, sink and WC.

Relevant Information

Access: Flat is on the ground floor. Electricity and gas supply:

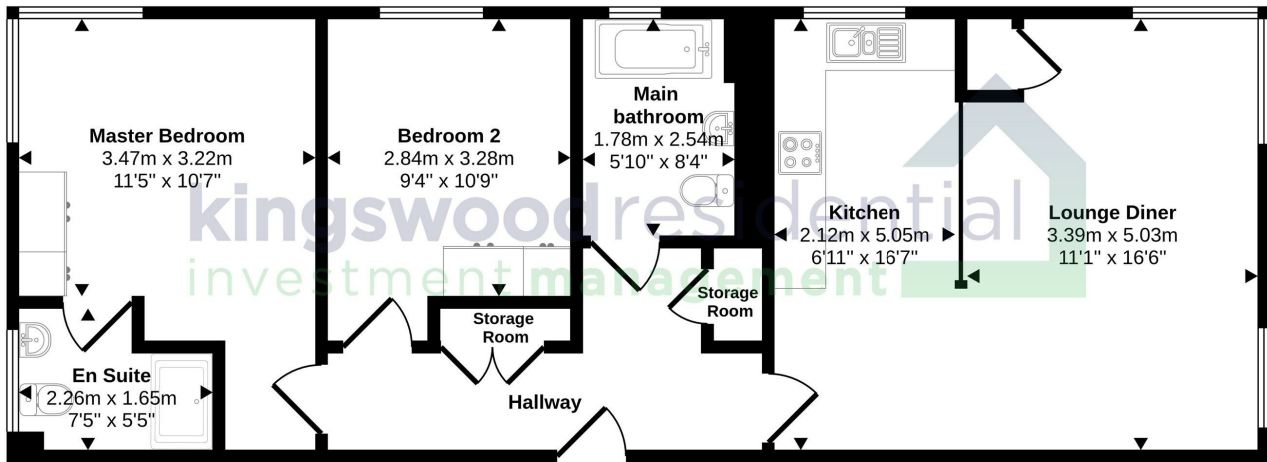
Mains connection. Water and sewerage status: Mains connection. Heating and hot water status: Gas central heating. Broadband and mobile phone coverage: see checker.ofcom.org.uk. Flood risk in this location: Surface water = Very low. River/Sea = Medium Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = There is a risk 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/



- En-suite & Bathroom • Allocated parking space • Near to West Bridgford • Close to Wilford tram stop • EPC Rating = C • Within easy reach of the M1, A50 and East Midlands Airport



Approx Gross Internal Area
73 sq m / 785 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	79	79
(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: C

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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