



APARTMENT 2, THE OLD COMMUNITY CENTRE ST PAULS

£825 PCM

2 bedroom duplex apartment in this beautiful characteristic building, finished to a high standard and located on a quiet street within 2 minutes walking distance of the ASDA supermarket, main bus route and a tram stop, which is only 5 stops away out of the City Centre.



- Appliances included • Own private entrance • Huge lounge • High specification kitchen & bathroom

Lounge

The ground floor duplex benefits from its own private entrance, leading into a welcoming entrance hallway (1.67m x 1.46m), ideal for a shoe rack and coat stand. The spacious open-plan lounge is finished with white walls and attractive natural wooden flooring, creating a bright and airy living space. The living room has a broadband router readily installed broadband provided by Evolve, broadband provider cannot be swapped (more information below.) A rear door provides access to the communal area, and a letterbox is conveniently located outside this door.

Kitchen

The natural wooden flooring continues through to the kitchen, which is compact yet highly functional. The kitchen is fitted with white gloss cabinetry and a dark speckled worktop, complemented by a new grey marble tiled splashback behind the sink. Integrated and freestanding appliances include a washer/dryer, tall fridge/freezer, electric hob, and dishwasher.

Master Bedroom

The master bedroom faces the street and features brown carpet, windows fitted with wooden venetian blinds, and a characterful ceiling detail that adds charm to the room.

Bedroom 2

The second bedroom also faces on street and is finished with brown carpet and includes wooden venetian blinds, making it ideal as a guest bedroom or home office.

Bathroom

The bathroom comprises a three-piece suite including a shower over the bath, pedestal sink, and WC. It is finished with beige wall tiles, a fitted mirror, and light grey laminate flooring for a clean, modern look.

Location

The property is ideally located just a couple of minutes' walk from ASDA and the NET tram stop and is close to a wide range of local shops and amenities. City Hospital, QMC Hospital, and university campuses are all within easy reach.

Relevant information

The flat benefits from gas central heating throughout. All apartments include an allocated parking space within a private electric gated car park, along with a separate storage area for each apartment located in the basement.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband coverage: Broadband provided by Evolve, see this link: <https://www.e-volvesolutions.co.uk/residential/> (Broadband provider cannot be swapped)

Mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very low.

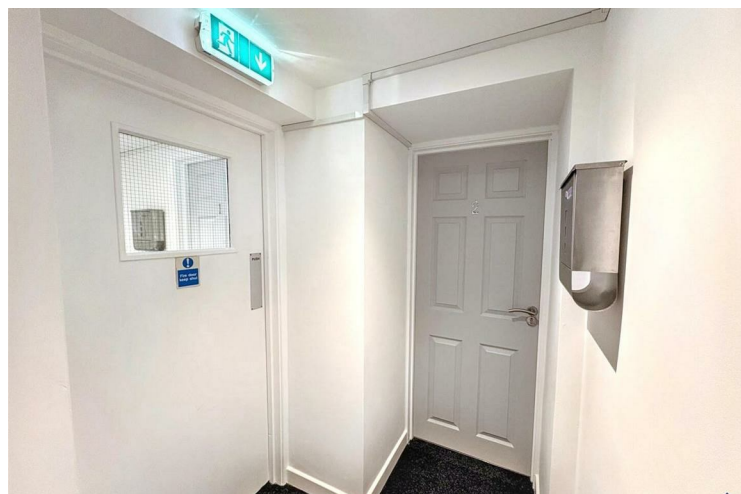
River/Sea = Very low.

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.

Any planning permission in the area:

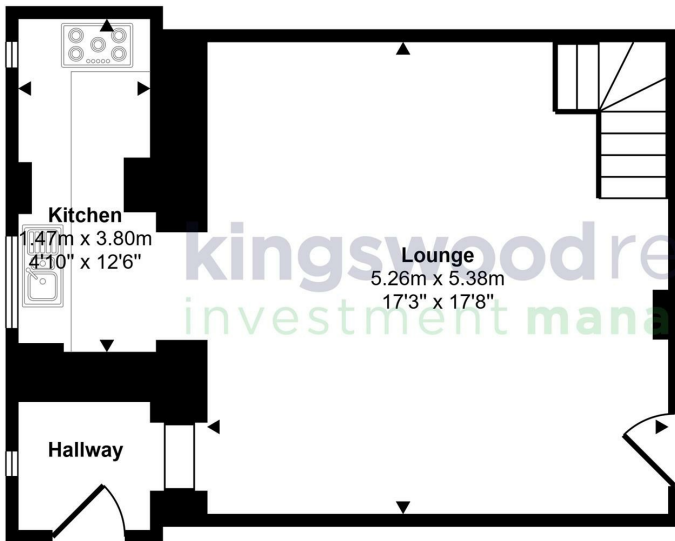
nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



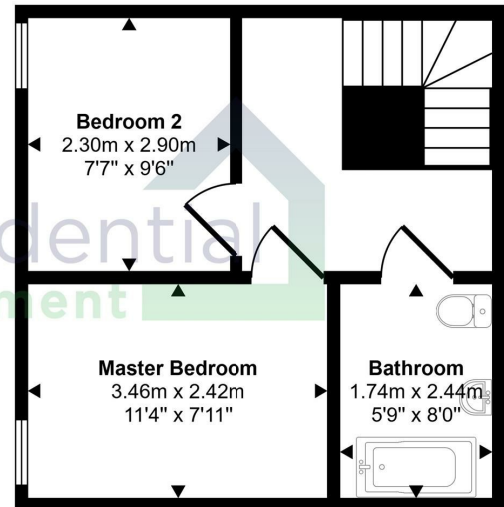
- Parking space included inside gated carpark • Separate storage area per apartment • Neutrally decorated throughout • Close to ASDA and a tram stop • Council tax band = A • EPC Rating = C



Approx Gross Internal Area
70 sq m / 749 sq ft

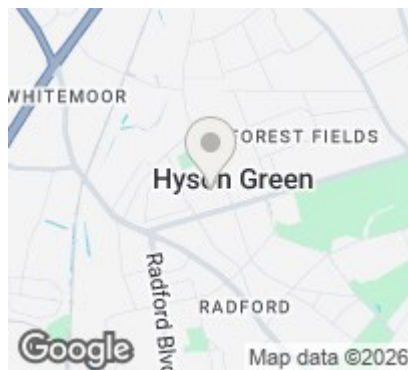


Ground Floor
Approx 40 sq m / 435 sq ft



First Floor
Approx 29 sq m / 314 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	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: 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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