



## APARTMENT 5, CARLTON HOUSE 2 HOWITT STREET

£775 PCM

A modern top-floor, two-bedroom apartment situated within an exclusive development of just six properties, right in the heart of Long Eaton town centre. Positioned on the doorstep of local shops, restaurants, offices, and excellent transport links, this home offers both convenience and contemporary living.



- \*Virtual video tour link available\*
- Top floor 2 bedroom apartment built in 2021
- High quality finish
- Development of 6 apartments

The apartment benefits from a secure gated entrance and leads up to the private top-floor residence. Inside, the entrance hallway includes a useful built-in storage cupboard. The open-plan kitchen and living area features a Juliette balcony and a breakfast bar, creating a bright and sociable space. The kitchen is fitted with sleek gloss grey units and provides space for additional appliances. Single oven and hob included, undercounter fridge which is gifted.

There is one double bedroom and one single bedroom, ideal as a home office or study.

The modern shower room includes a generous shower cubicle with shower head, recessed wash-hand basin, WC, and a chrome heated towel radiator.

Additional features include an electric heating system and UPVC double-glazed windows throughout.

Please note: the property does not include allocated parking. However, a nearby council car park offers free overnight parking (6pm–8am), and contract daytime parking may be available directly from the council, subject to availability and cost.

#### **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 £178.00. Tenancy deposit, equivalent to 5 weeks rent, being £894.00 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: No Gas.

-Water and sewerage status: mains connection.

-Heating and hot water status: Electric heating.

-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.

-Coal mining area location: located on a coalmine

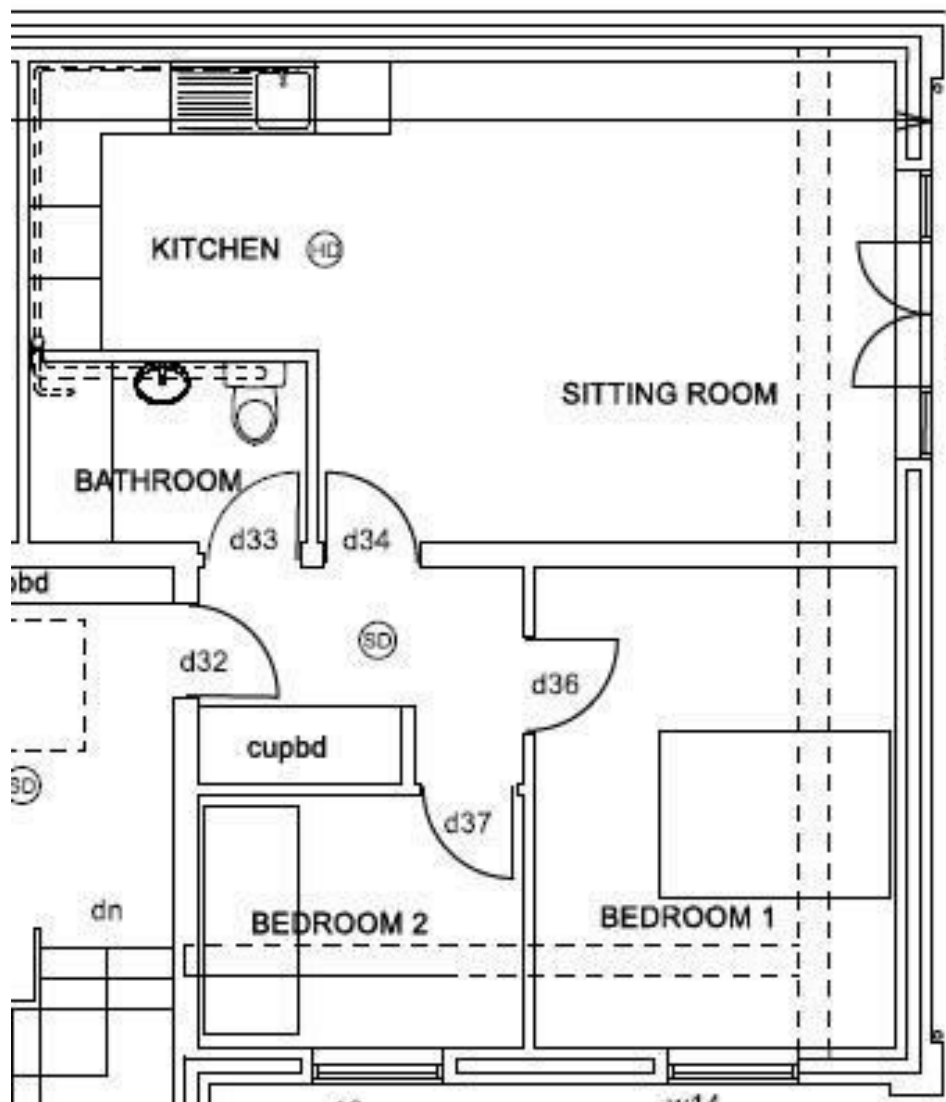
-Any planning permission in the area:



- Located in Long Eaton Town Centre • Close to public transport links • Open plan living / kitchen area • 1 double / 1 single bedroom • EPC Rating = C • Council tax band = B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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: B**

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

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

**kingswoodresidential**  
investment management