

4A PARK HEIGHTS 4-6 THE ROPEWALK

£1,050 Per

This well-presented and spacious two-bedroom two-bathroom apartment is ideally located situated on the edge of Nottingham City Centre and the Park Estate. The property benefits from its own private entrance, a small courtyard and one allocated parking space within a secure gated car park.

Upon entering the property, there is a hallway with a useful storage cupboard.

The master bedroom is furnished with a double bed and mattress, bedside tables and a wardrobe, and benefits from an en-suite bathroom comprising a shower over the bath, wash basin and WC. The second bedroom is also furnished with a double bed, bedside tables and a wardrobe. There is an additional shower room fitted with a shower, wash basin and WC.

The modern fitted kitchen offers a range of storage units and comes complete with an oven, hob, integrated fridge/freezer and dishwasher. The adjoining dining area is furnished with a dining table and





• **VIRTUAL VIDEO LINK AVAILABLE** • Own private entrance • Small courtyard area • Secure gated entry from the road

Material Information

Access: Flat is basement level, access via small steps
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection
Heating and hot water status: Electric heating.
Broadband and 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.
Council: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and Conditions

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 £242.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,211.00 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.

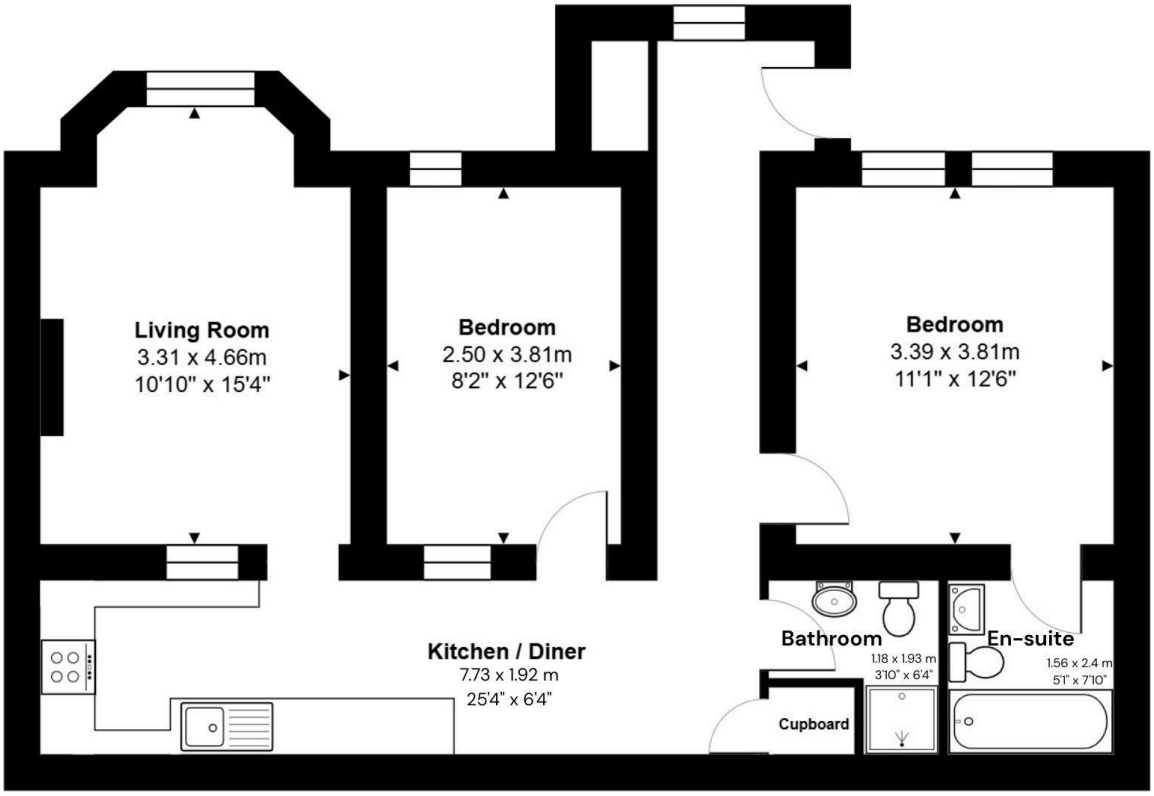




• Allocated Parking space included • Two double bedrooms & two bathrooms • Electric under floor heating • Kitchen includes appliances • Walking distance to the city centre • Close to QMC and Nottingham University



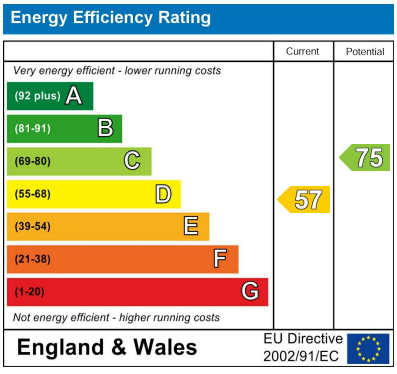




Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only. Not to Scale.





EPC Rating: D Council Tax Band: D

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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