



RIVER CRESCENT WATERSIDE WAY NOTTINGHAM

£1,475 Per

A stunning 2 bedroom, 2 bathroom, apartment with views of the River Trent, framed beautifully within the living areas and balcony.

- The entrance hallway includes a large storage/utility cupboard fitted with a washer/dryer.
- Lounge / dining room, with panoramic views from floor to ceiling windows and access to the balcony looking out to the river. The large open plan lounge/dining room is furnished with a three-seater sofa with leg rest with matching storage footstool plus coffee table. The dining area is furnished with a dining table and four chairs. The kitchen is also visible from the lounge.
- Fully fitted kitchen with oven with extractor hob and fitted with integrated dishwasher and fridge freezer.
- Master bedroom includes a double bed with mattress and two bedside tables., wall to wall mirrored fitted wardrobes with sliding doors and en suite with walk in shower cubicle, sink and WC.
- Main bathroom includes shower over the bath, basin and WC.
- The 2nd bedroom includes sliding door wardrobes. The room is currently fitted with desk and used as an office, however please make an enquiry if you would prefer the room to be furnished with a bed.



• 360 Tour available • Residents benefit from a concierge service, gym and communal gardens • Sought after executive development • Master bedroom with en suite • Overlooking the River Trent • Within 1 mile of Nottingham City Centre • Private balcony

Material information

Access: 4th floor apartment, access by lift and staircase.

Electricity supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Electric heaters and water cylinder

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 = There is a risk of flooding from reservoirs 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 into this property = £340. Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1,701. First months rent in advance.

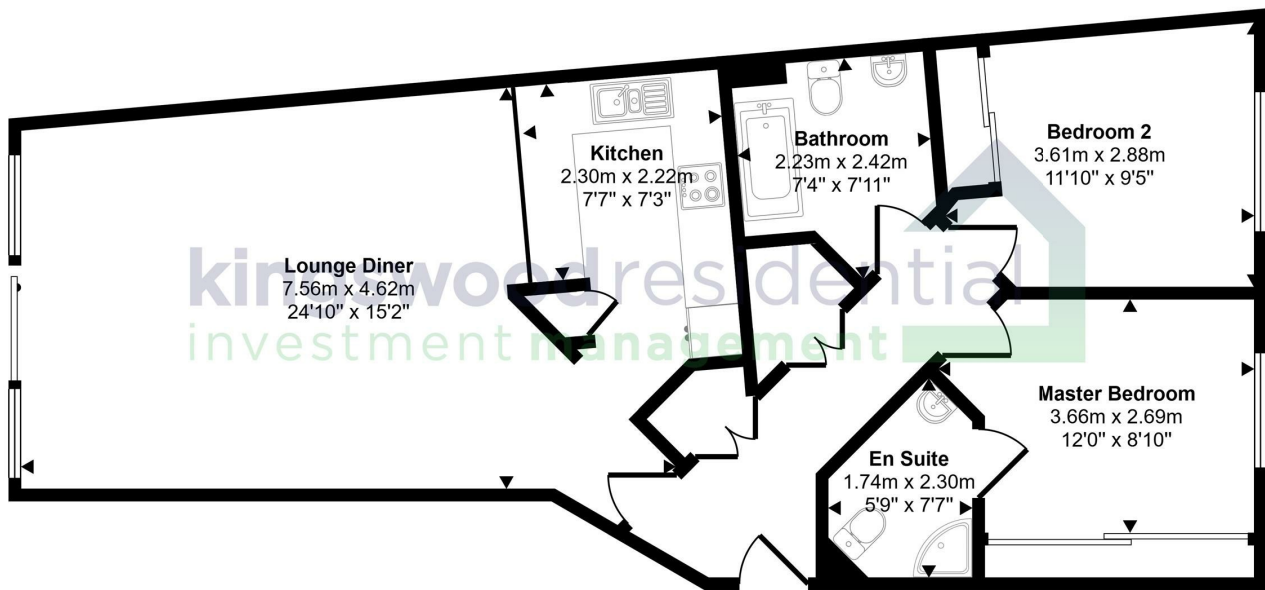
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



- Allocated car park space within an underground secure carpark • Walking distance to the new Lady Bay Bridge • EPC Rating = C



Approx Gross Internal Area
74 sq m / 800 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	80	85
(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: 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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