



1A PARK AVENUE EAST NOTTINGHAM

£1,150 Per

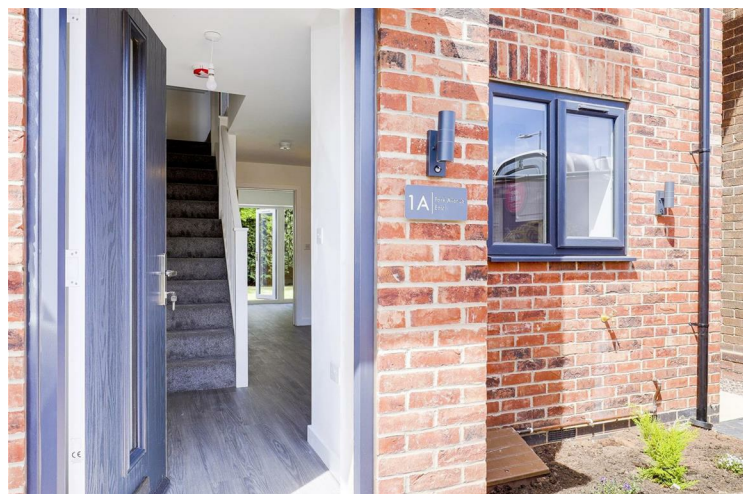
2 bedroom semi-detached house finished to a lovely interior standard, situated on a small development of just 2 houses on a cul-de-sac.

Situated in the sought after South-Nottingham village of Keyworth, close to the A52 and A46.

The house comprises of:-

- Driveway parking to front with block paved driveway and an EV Charger.

- Entrance, leading into the dining kitchen. Complete with a fitted range of gloss style units and integrated fridge / freezer, washer dryer, dishwasher, oven, hob and extractor hood - there's also a fitted



- Great standard interior finish • Driveway parking to front • Electric EV charger • Integrated appliances to include fridge / freezer, washer dryer and dishwasher

Material Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating via a combi boiler

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: Rushcliffe Borough Council

Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/

Terms and conditons

Costs to move into this property = £265.00. 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. Tenancy deposit, equivalent to 5 weeks rent, being £1,326.00. First months rent in advance.

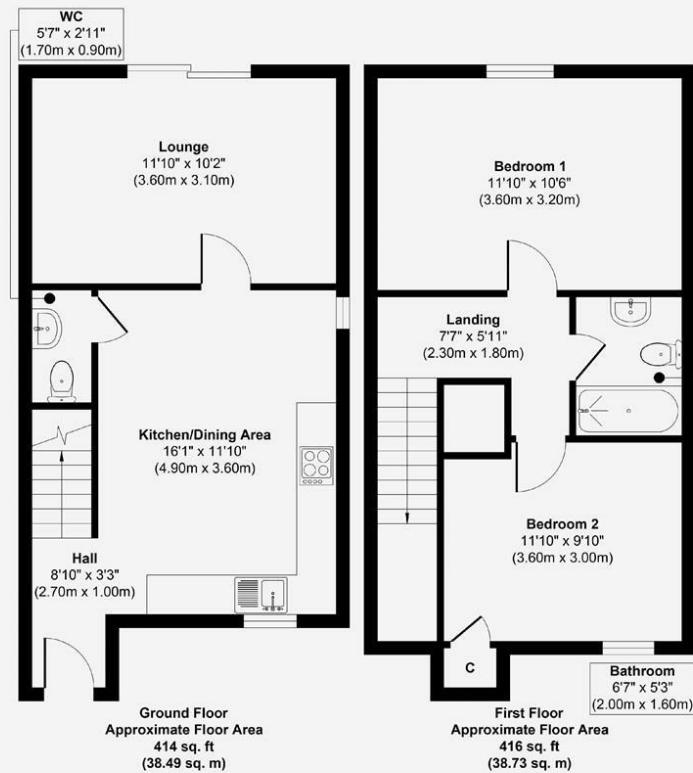
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



- Spacious enclosed rear garden • Downstairs WC • Two good sized double bedrooms • Close to A52 and A46 • Sought after village location • EPC Rating = B

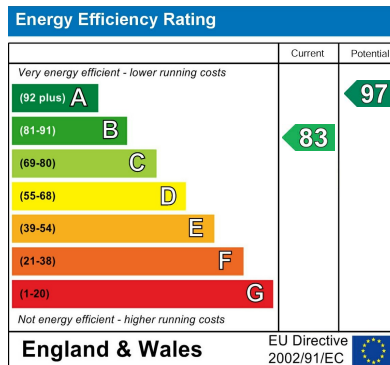


1A Park Avenue East Keyworth NG12 5JZ



Approx. Gross Internal Floor Area 830 sq. ft / 77.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



EPC Rating: B 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

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