

FLAT 9 VELLUM HOUSE WATERMARK CLOSE

£950 Per

A modern two-bedroom, two-bathroom furnished apartment situated on the second floor of a sought-after development in Carrington, within 1.5 miles of Nottingham City Centre and walking distance of Sherwood town centre.

The property comprises an entrance hallway with fitted shoe storage and an additional storage cupboard, leading to a spacious open-plan living and dining area featuring a Juliet balcony and furnished with a sofa bed, coffee table, wall-mounted TV bracket and dining table with four chairs.

The fitted kitchen includes an oven, hob, washing machine and fridge.

The master bedroom is furnished with a double bed with under-bed storage, fitted wardrobe and bedside tables, and benefits from an en-suite shower room. The second bedroom is furnished with a single





• Fully furnished apartment • Open plan living room • 2 bathrooms • Kitchen appliances included • One allocated parking space

Material Information

Access : Second floor, no lift access
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas 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 into this property = £219 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 £1096. 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.



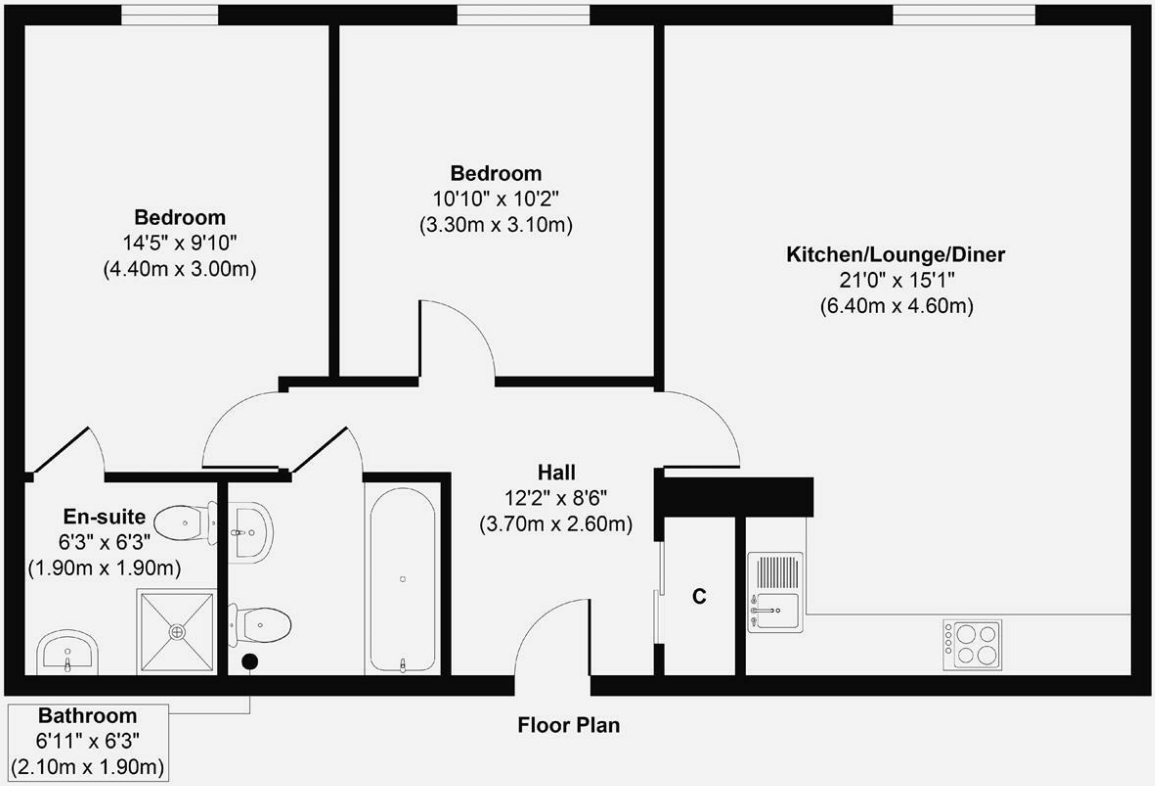


• Further on street parking also available • Gas centrally heated • Sought after location • Close to City Hospital • EPC Rating = C





Flat 9 Vellum House Watermark Close NG5 1RJ

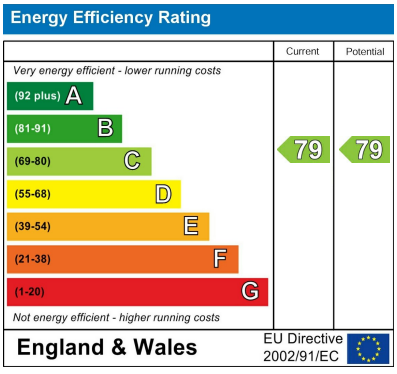


Floor Plan

Approx. Gross Internal Floor Area 750 sq. ft / 69.76 sq. m

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





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

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