



FLAT 26 CHARLESTON HOUSE PEEL STREET

£900 Per

A two bedroom 1st floor unfurnished apartment with parking, situated on a sought after development in the Arboretum / on edge of the City Centre.

The flat has also just been fully re-decorated throughout!



- 1st floor apartment • Access to communal gardens • Fully re-decorated throughout • Modern kitchen and bathroom

Entrance hallway

Entrance hallway which provides access to all rooms and has a storage cupboard.

Lounge

Spacious lounge which does have room for a dining table too.

Kitchen

Modern kitchen to include fitted units, oven, hob, extractor fan, fridge / freezer and a washing machine.

Bathroom

Bathroom to include a shower over the bath, sink, WC and bathroom cabinet.

Master bedroom

Spacious double bedroom with newly fitted carpet.

Bedroom 2

Smaller double bedroom, also with newly fitted carpet.

Location

The property is within walking distance of Nottingham City Centre and all the amenities it has to offer. Arboretum park is behind the development which offers plenty of green space. There's also are communal gardens that can be accessed within the development (see photos).

Material information

- 1st floor flat, accessed by a communal stair case with no elevator access.
- One allocated car parking space in the open air car park.
- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection, with water

meter.

- Heating and hot water status: via a gas combi boiler.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.
- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very Low. Ground water = This location is outside of a groundwater flood alert area. Reservoirs = Flooding from reservoirs is unlikely in this area.
- Coal mining area location: on a coalfield.
- Planning permission: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/
- Council: Nottingham City Council.

Terms and conditions

Council Tax Band = B. EPC Rating = D. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £207.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £1,038. First months rent in advance.

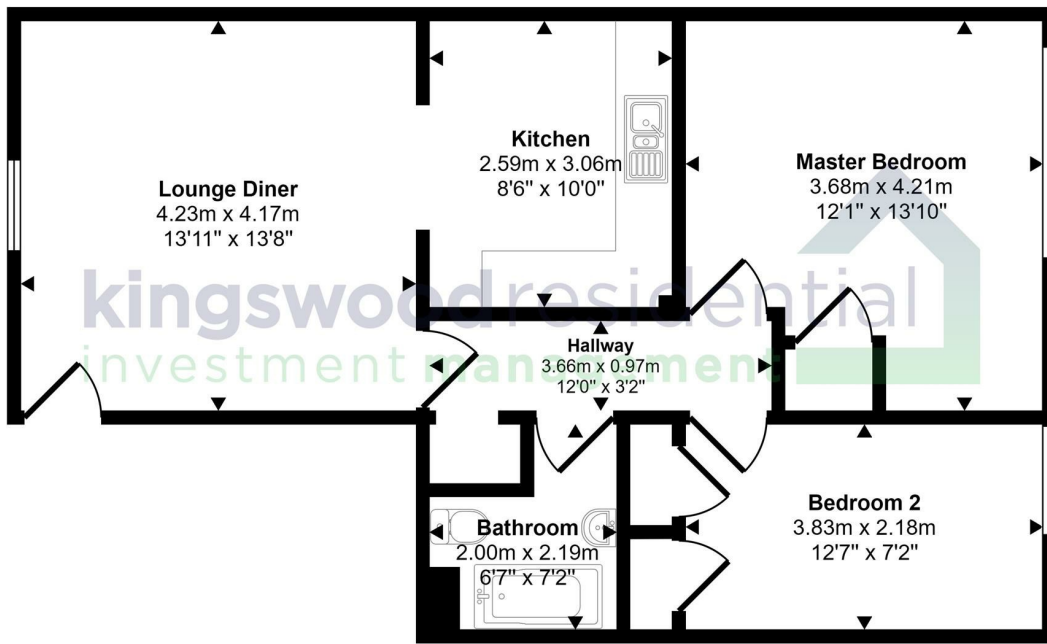
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



- Gas central heating • Edge of the city centre • Backs on to the Arboretum park • Council tax band = B • Brand new carpets fitted in the bedrooms • EPC Rating = D



Approx Gross Internal Area
61 sq m / 654 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		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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

