



FLAT E 38 ELM AVENUE NOTTINGHAM

£825 Per

A fully furnished 1 bedroom duplex flat situated on the fringe of the City Centre, located on a pedestrianised beautiful green tree-lined row of Victorian properties. Less than 10 minutes walk to city centre, with on-street permit parking. This flat is available immediately.



- VIRTUAL TOUR AVAILABLE • Located on fringe of NG1 / City Centre • Fully furnished duplex flat over two top floors • On-street permit parking to the rear

Kitchen

The entrance hallway leads directly to the kitchen with a fitted gas hob, oven, washing machine and brand new fridge freezer.

Lounge Diner

The kitchen leads to the open plan lounge diner including a wooden dining table and 4 matching chairs, a brand new grey 2 seater sofa, wooden coffee table, a black square shelving unit matching the decorative ornate fireplace. The two large windows create a bright living area. The flat has new carpets throughout.

Bathroom

Upstairs is a spacious bathroom which has a brand new standing shower, sink and WC. The bathroom is decorated with new vinyl.

Master Bedroom

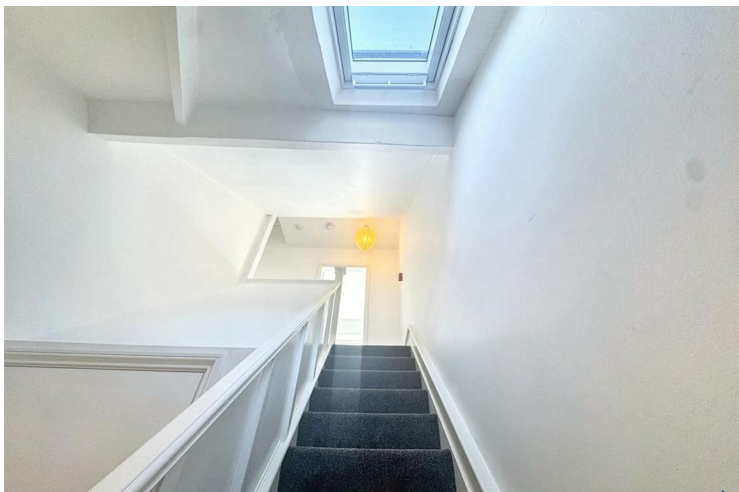
The bedroom is furnished with a wooden double bed, two matching bedside tables, a wooden double wardrobe, large wooden chest of drawers and spacious built-in storage room with built in shelves (4.47m x 1.81m). The bedroom enjoys great panoramic views over the City Centre as well as brand new carpets throughout.

Location

Elm Avenue is in the conservation area, perfectly located on the fringe of the City Centre / NG1 in between Huntingdon Street and Cranmer Street, therefore enjoying a quiet setting in such a close location to the heart of the City. Walking distance to Nottingham Trent University and Victoria Centre. Elm Avenue is also home to Holygirt private school. There is permit parking on the rear street

Relevant Information

Access: Apartment is located on the top floor accessed via a communal staircase. Electricity and gas supply: Mains connection. Water and sewerage status: Mains connection Heating and hot water status: gas central heating. There is a shared water supply in the building. Broadband and mobile phone coverage: see checker.ofcom.org.uk. Flood risk in this location: Surface water = Very Low. River/Sea = Very low risk from Groundwater = This location is outside of a groundwater flood alert area. Flooding from reservoirs = The risk of flooding in this area is unlikely. 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/



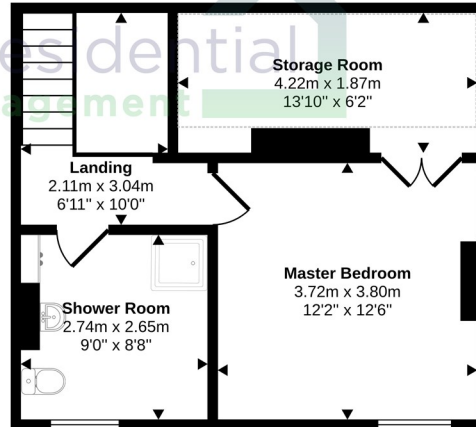
- Green, tree-lined frontage • Pedestrianised street • Panoramic elevated views • Bedroom with large walk in cupboard • Gas central heating • Council tax band = A (Nottingham City Council)



Approx Gross Internal Area
67 sq m / 723 sq ft



Ground Floor
Approx 29 sq m / 312 sq ft



First Floor
Approx 38 sq m / 411 sq ft

Denotes head height below 1.5m

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	66	70
(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: A**

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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