



## FLAT 1 10 BURNS STREET NOTTINGHAM

£975 Per

An unfurnished Ground Floor two bedroom apartment with it's own PRIVATE rear yard! Situated within the Arboretum - walking distance to Nottingham City Centre!

- Small block of five apartments.
- Communal garden space to the front.
- Spacious lounge with bay window.
- Modern kitchen to include fitted units, oven, hob, extractor fan, fridge / freezer. Washing machine located in a separate cupboard.
- Two double bedrooms, one with a large walk in wardrobe.
- Bathroom to include an electric shower over the bath, sink and WC.
- Very close walking distance to the Arboretum park.





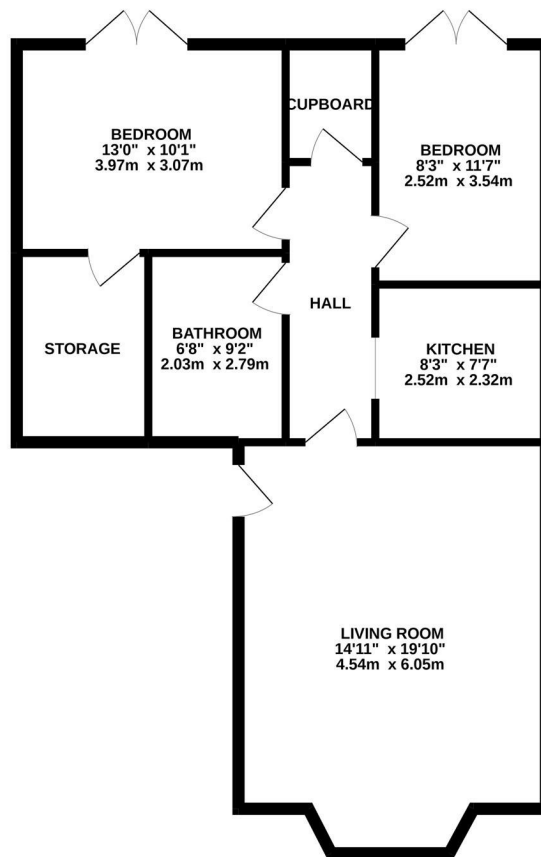
- Ground floor apartment with private rear yard • Walking distance to Nottingham City Centre • Spacious lounge with bay window



- Main bedroom with walk in wardrobe
- Kitchen to include appliances (separate utility cupboard with washing machine)
- Block of five apartments
- Sorry, no undergraduate students
- Council tax band = A
- EPC Rating = D

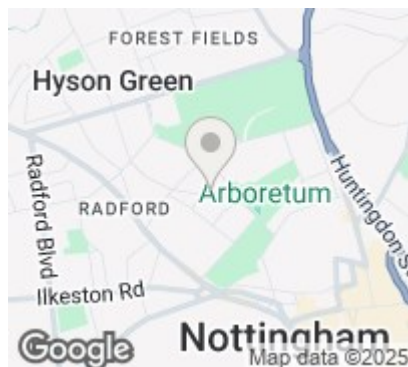


GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

**kingswoodresidential**  
investment management