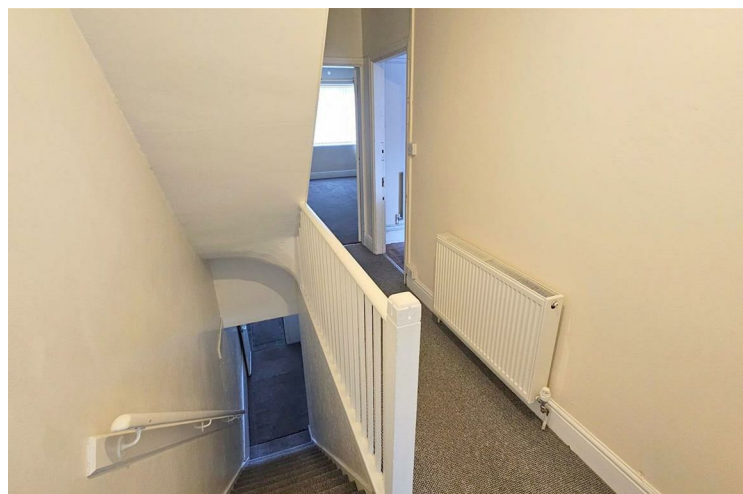




**309A MANSFIELD ROAD  
NOTTINGHAM**

**£875 PCM**

A generously sized, two-bedroom duplex apartment featuring its own private entrance, allocated parking, and a rear courtyard. Ideally situated in Carrington, it's just a short walk from a wide range of local amenities, including a Lidl supermarket, independent shops, cafés, restaurants, and bars.



- Duplex 2 bedroom apartment • Off road parking space • Low maintenance rear courtyard • Spacious lounge and separate kitchen

### Kitchen

Upon reaching the first floor, the hallway leads into a generously sized kitchen featuring matching solid wood wall and base units that provide ample storage. The room is finished with warm brown laminate flooring and tiled worktops, complemented by a neutral tiled splashback. Appliances include a white freestanding oven with a gas hob and extractor hood, an under-counter washing machine, and a white freestanding fridge-freezer. A large window above the sink allows natural light to brighten the space.

### Lounge/Diner

The spacious lounge/diner offers a bright and welcoming living area, featuring a large window with vertical blinds and blue curtains that allow plenty of natural light into the room. The space is finished with neutral walls and a grey fitted carpet. A decorative fireplace with tiled surround and an over mantle mirror complemented by a built-in shelving unit to one side. This generous floor area makes it ideal for both living and dining arrangements.

### Bathroom

Towards the rear of the hallway is the bathroom, with the toilet located in a separate room directly next door. The bathroom appears recently updated and features a modern bath with a fitted thermostatic shower overhead and a glass shower screen. There is a freestanding sink with a vanity unit below and a chrome mixer tap, along with an additional sink offering cupboard space beneath. A window fitted with a white slatted blind. The space is finished with brown laminate wood-effect flooring.

### Bedroom 1

A second flight of stairs leads to two well-proportioned double bedrooms. The master bedroom is notably spacious, featuring magnolia-painted walls and grey fitted carpeting. It includes built-in storage cupboards and a decorative fireplace that has been boarded up. A large double-glazed window allows plenty of natural light into the room, enhancing the sense of space.

### Bedroom 2

The second bedroom is also a double, finished with cream-white walls and a white painted ceiling. Grey fitted carpet and a double-glazed window.

### Additional information

The flat benefits from a low-maintenance rear courtyard with access from Hucknall Road, ideal for outdoor seating. At the front of the property, there is a convenient allocated parking space for one car. The flat is fully double-glazed and equipped with gas central heating throughout. Excellent public transport links are nearby, providing easy access to the Forest Recreation Ground, while the city centre is within walking distance. A virtual video tour is also available.

### Further information

Costs to move in to this property = 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 £201. Tenancy deposit, equivalent to 5 weeks rent, being £1009. 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.





- Appliances to include fridge/freezer, washing machine • Two double bedrooms • Access to public transport links to City Hospital and City Centre • Council tax band = A • EPC Rating = C

### Material information

Electricity supply: Mains connection.

Gas supply: Gas boiler.

-Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

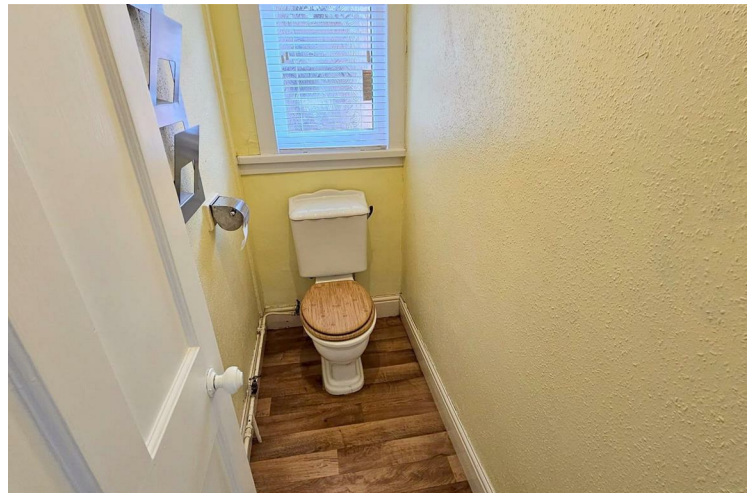
Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = High. River/Sea = Very Low.

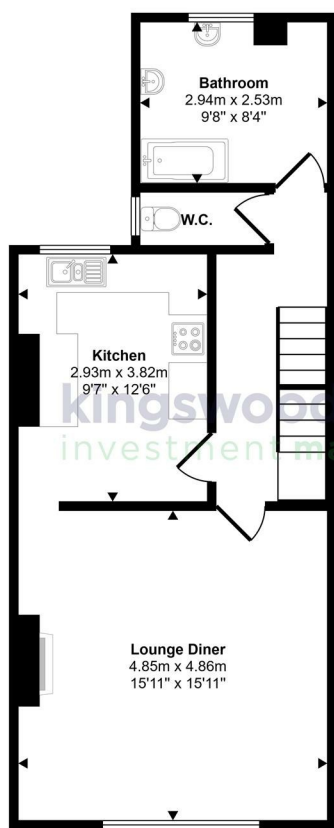
Flood risk from Groundwater and reservoirs = This location is outside of a groundwater flood alert area. Flooding from reservoirs is unlikely in this area.

Coal mining area location: Located on a coalmine.

Any planning permission in the area:



Approx Gross Internal Area  
93 sq m / 1002 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(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: C      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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