



1A NORDEAN COURT SOMERSBY ROAD

£500 PCM

****VIDEO TOUR LINK AVAILABLE****

A small ground floor unfurnished studio flat located in a nice apartment block in a sought after area - ideal for a single person!



- ****VIDEO TOUR LINK AVAILABLE**** • Unfurnished • Studio Flat, 15 meters square total • Ground Floor

Living Room / Bedroom

The studio area forms a combined living and bedroom space, including blinds. This space offers a versatile and comfortable layout.

Kitchen

The separate kitchen is fitted with an oven, hob, and fridge/freezer, providing a practical and functional space for cooking.

Bathroom

The studio has its own shower room comprising a shower cubicle, WC, and wash hand basin.

Location

It has a secure entrance, double glazing and electric heating. On street parking is also available. The area offers local conveniences and services within walking distance or a short bus ride, including nearby convenience stores and small shops. The wider Woodthorpe/Sherwood area also provides a variety of cafés, independent shops, and local services just a short journey away. Woodthorpe Grange Park, a large public park with gardens and leisure space. There are several bus stops within a short walk of the property which provide regular links to Nottingham city centre and Arnold

Relevant information

- Electricity supply: mains connection
- Gas supply: N/A
- Water and sewerage status: mains connection with water meter

- Heating and hot water status: electric heating

- Broadband and mobile phone coverage: see checker.ofcom.org.uk

- Flood risk: River and Sea: Very low; Surface Water: Low; Groundwater: Unlikely; Reservoirs: Unlikely

- Coalfield or mining: Located on the coalfield

- Planning permission: Please see gedling.gov.uk/resident/planningandbuildingcontrol/planningapplica

- Council Tax Band = A (Gedling Borough Council)

- EPC Rating = D



- Oven, hob and undercounter fridge/freezer included • Double glazed • Ideal location with good transport links • Ideal for a single occupant • Council tax band = A



Approx Gross Internal Area
15 sq m / 165 sq ft



Studio

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	56	73
(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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