

FLAT 1, 66 EBURY ROAD NOTTINGHAM

£825 Per

A spacious, furnished one-bedroom ground floor apartment with private off road parking to the rear of the property. Occupying the entire ground floor of a converted Victorian property comprising of just three apartments.

The property offers plenty of character, with original features and high ceilings throughout.

The accommodation comprises an entrance hallway, a spacious lounge with a large bay window, a good-sized double bedroom and a separate kitchen with fitted units, breakfast bar, oven, hob and a new washing machine. The bathroom has a modern white three-piece suite, including a bath with overhead shower, wash basin and WC.

The apartment also benefits from a large cellar for exclusive use, providing plenty of additional storage space.





• **VIRTUAL VIDEO LINK AVAILABLE** • Private off road parking • Furnished • Large cellar • Easy access into City Centre & City Hospital

Material Information

Access: Ground floor flat, stairwell to cellar.
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Very Low. River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = Unlikely in this area.
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/

Terms and Conditions

Costs to move into this property = £190 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £951. 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.

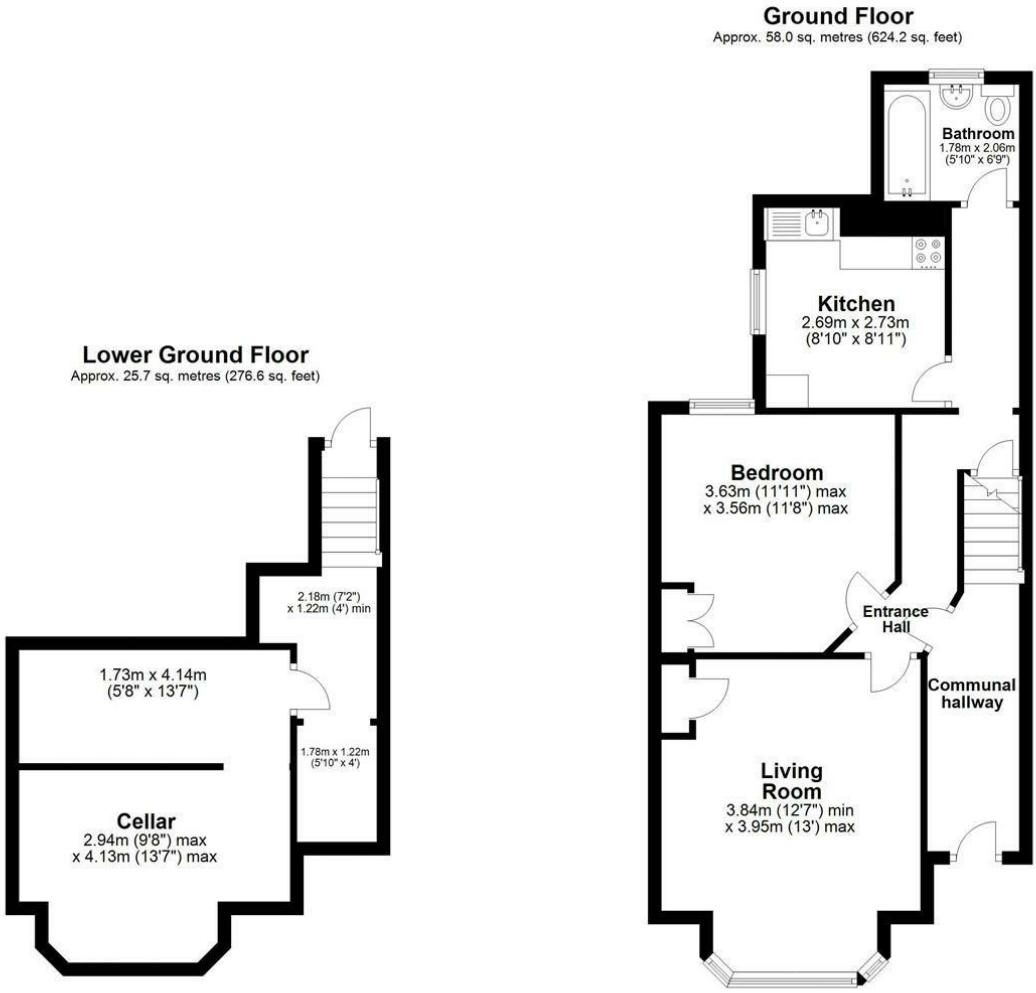




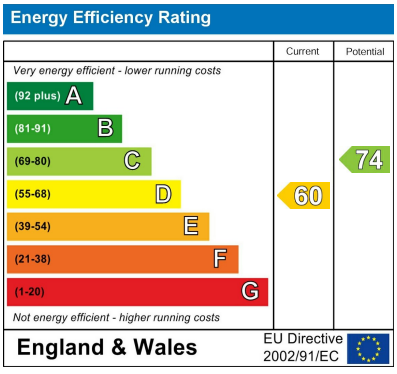
• Lounge with large bay window • Gas central heating & double glazing • Shops and Schools Nearby • PIV System • Council tax band = A











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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