



2 STAINDALE COURT NOTTINGHAM

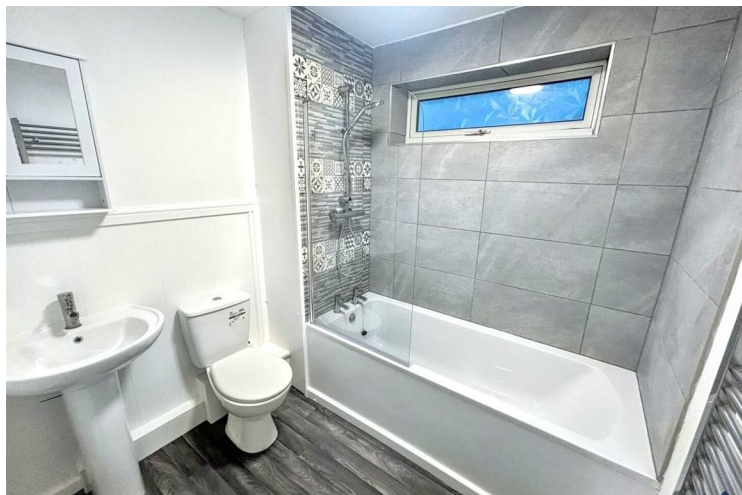
£900 PCM

A 2 bedroom first floor maisonette with a brand new kitchen, bathroom, new flooring and full re-decoration throughout!

Also includes a garage with parking space in front too!

The property has its own entrance with stairs leading to the landing, storage cupboard on the landing, large front bedroom, second smaller bedroom, bathroom with white 3 piece suite to include a shower over the bath, and an open plan living / kitchen room. The kitchen includes fitted units, a breakfast bar area, oven, hob and extractor hood.

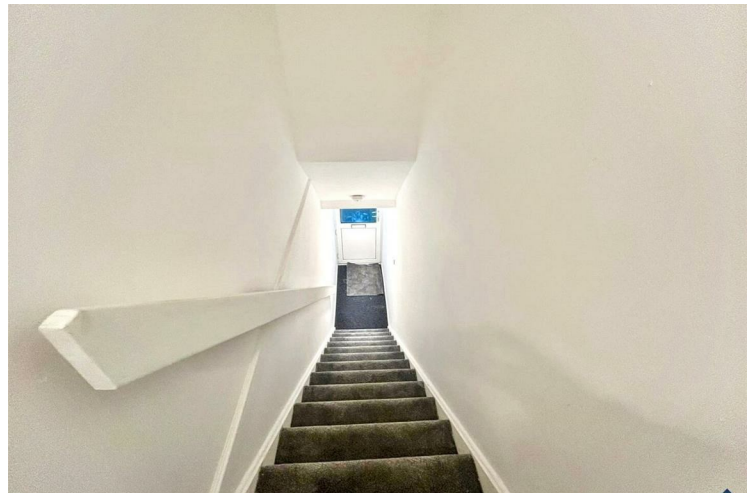
The rear of the property overlooks Melbourne Park. Staindale Court is a small cul-de-sac off Nuthall Road, therefore allowing quick access to the M1, into the City Centre, onto the ring road and to both Hospitals.



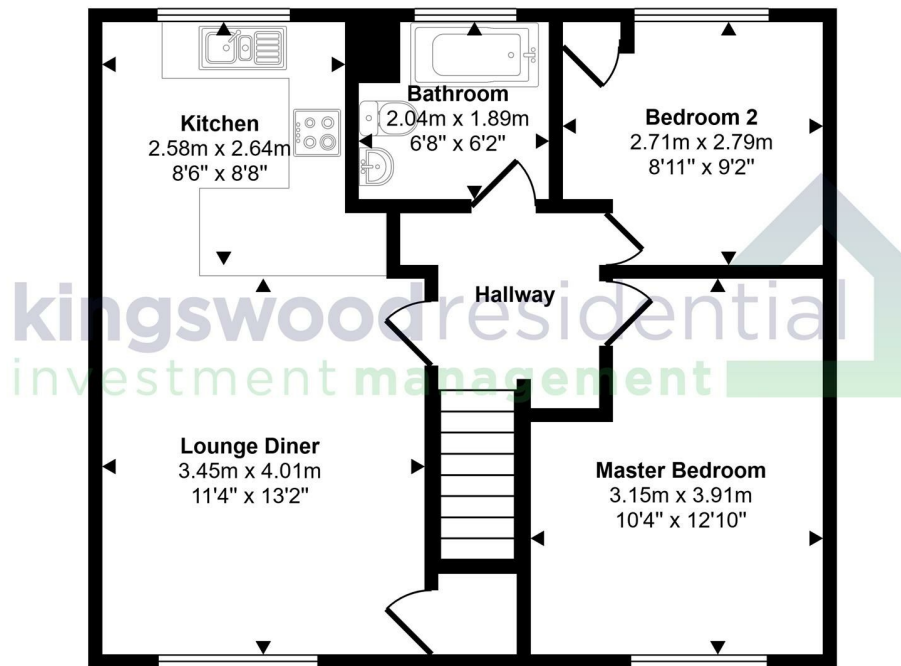
- Brand new kitchen and bathroom • Brand new flooring throughout • Fully re-decorated throughout • 1st floor maisonette



- Separate garage • Cul-de-sac location • Driveway in front of garage for at least one car • Council tax band = A • EPC Rating = D



Approx Gross Internal Area
53 sq m / 567 sq ft



First Floor

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	64	75
(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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