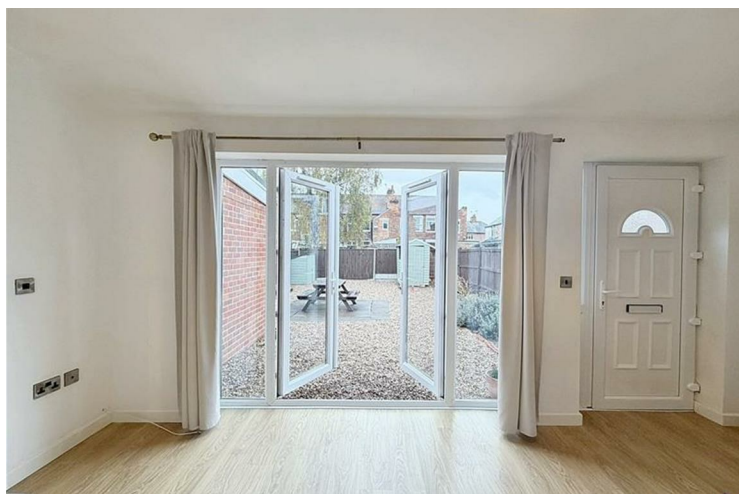




**75B TRAFALGAR ROAD
NOTTINGHAM**

£875 Per

Unfurnished 2 bedroom converted flat with own access, open plan living/kitchen area with doors leading to a garden area. This flat is located within walking distance of Beeston train station.



• Converted flat • Ground floor • Large garden • Private entrance • Open plan living / kitchen • Shower room

Kitchen / Dining / Living Space

This open-plan space features a modern kitchen with cream gloss cabinets, and a wood-effect worktop. The kitchen includes an integrated oven, electric hob with a stainless steel extractor hood, and space for additional appliances such as a washing machine and fridge-freezer. The walls are finished in a clean white, with white tile splashbacks above the work surfaces, giving the area a bright and contemporary feel.

The kitchen opens into the living/dining area, with matching wood-effect flooring throughout, creating a cohesive flow between the spaces. Large French doors allow plenty of natural light to fill the room and provide access to an outdoor area.

The room has neutral décor with white walls and ceilings.

Bedroom 1

The main bedroom is a well-proportioned double room with white painted walls and ceiling. A double-glazed window fitted with a roller blind. The room offers ample space for bedroom furniture.

Bedroom 2

Bedroom 2 is a single room with white painted walls and ceiling, offering a clean and neutral finish. A double-glazed window fitted with a blind. This room would make an ideal home office, hobby room, or guest bedroom.

Shower Room

The shower room features a large walk-in shower cubicle fitted with a thermostatic shower. There is a low-level WC and a wash hand basin with a vanity cupboard mounted on the wall. The walls are fully tiled, with a chrome fitted heated towel radiator.

The property benefits from additional outside space, accessible through the French doors from the living area — ideal for relaxing or outdoor dining. On-street parking is also available.

This flat enjoys a convenient location, situated close to Beeston Train Station, the University of Nottingham campus, and tram and bus stops, providing easy access to the City Centre and Queen's Medical Centre Hospital.

Additional

Council Tax Band = A (Broxtowe) EPC Rating = C.

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 £201.00 Tenancy deposit, equivalent to 5 weeks rent, being £1,009.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman and Propertymark Client Money Protection Scheme.

Material information about the property

Access: Ground floor apartment

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

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

Flood risk in this location: Surface water = Low.

River/Sea = Low

Flood risk from Groundwater = This location is outside of a



- Gas central heating • UPVC double glazing • On street parking • Close to train station

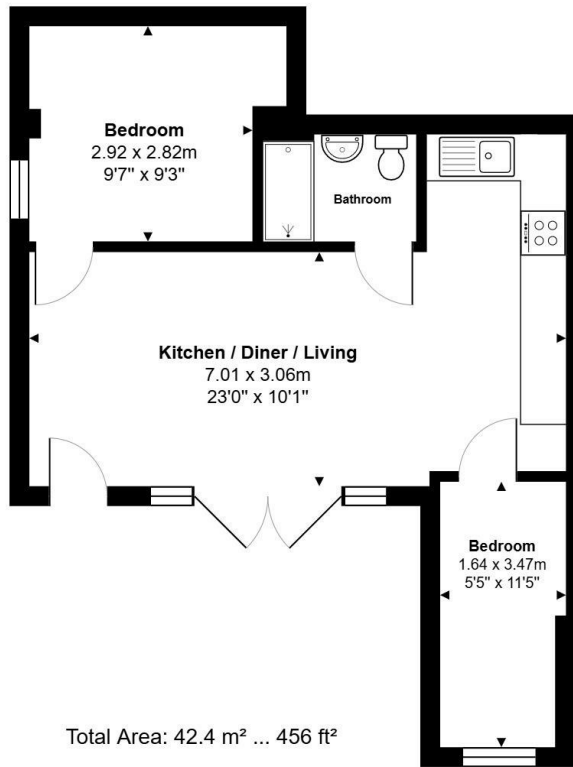
groundwater flood alert area Flooding from reservoirs = There is a risk in this area.

Coal mining area location: not located on the coalfield.

Council: Broxtowe Borough Council

Any planning permission in the area: see publicaccess.broxtowe.gov.uk/online-applications/





All measurements are approximate.
Although every effort has been made to ensure accuracy, it cannot be guaranteed.
This floorplan is not to scale and is for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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