



1D SECOND AVENUE NOTTINGHAM

£650 PCM

A newly refurbished one bedroom ground floor unfurnished apartment situated within walking distance of Nottingham city centre.



- Ideal Location • Brand new fitted blinds • Private entrance • Kitchen includes appliances • Brand new flooring and carpets throughout

Hallway

The property benefits from a parking space (unallocated) in a communal car park and has its own private front and rear entrances. The front entrance, located to the side of the building, is accessed via a small step and leads into a long hallway with a useful storage cupboard. The hallway is finished with brand-new carpet and a fitted door mat.

Living Room / Kitchen

The property offers an open-plan living and kitchen area, providing a functional and versatile layout. The spacious living area benefits from a large bay window that allows plenty of natural light to flood the space and is finished with brand-new carpets and newly fitted blinds.

The kitchen features new flooring with a fitted door mat and is well equipped with an oven, brand-new induction hob, freestanding washing machine, under-counter fridge and freezer, and a range of fitted units. A rear door leads out to the communal car park via a small step.

Bedroom

The double bedroom features large windows that allow plenty of natural light and benefits from brand-new roller blinds and newly fitted carpets, creating a bright and comfortable space.

Bathroom

The spacious bathroom is fitted with brand new flooring includes a four-piece suite, including a separate shower and bath, along with a sink and WC.

Location

The property is in an ideal location benefiting from good walking distance to local shops, cafés, pharmacies, bus stops and

tram links, while Nottingham's main rail station is a short car or bus journey away.

Relevant Information

Access: Ground floor apartment, access via small steps.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating. Hot water from gas 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.

Any planning permission in the area:

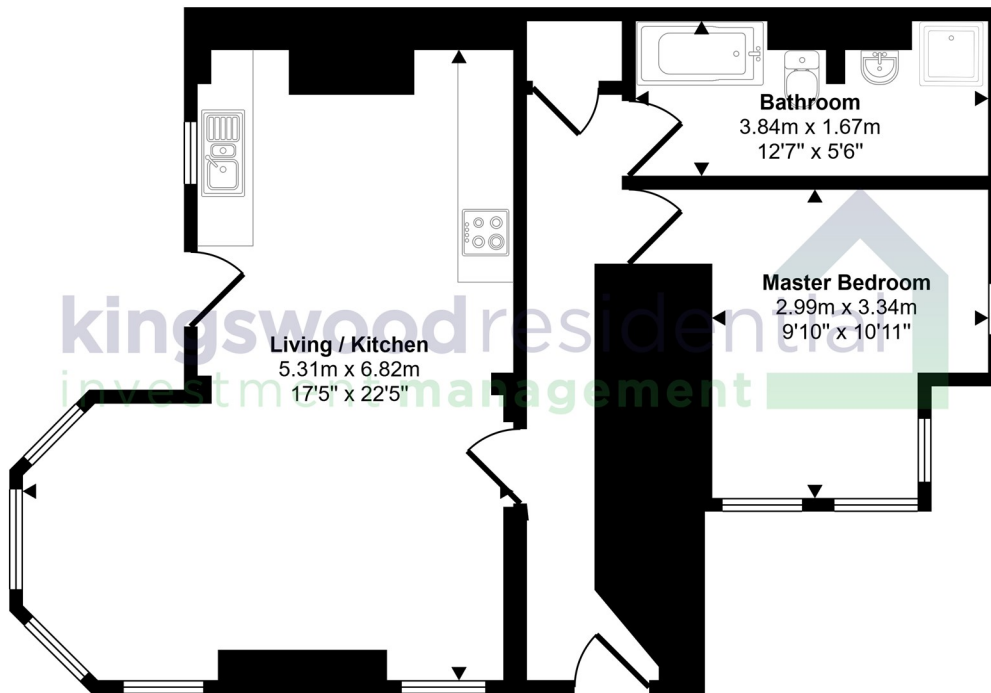
nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



- Newly re-decorated • Parking space • Walking distance to shops • Virtual tour available • Council tax band = A



Approx Gross Internal Area
54 sq m / 584 sq ft



Floorplan

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	61	76
(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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