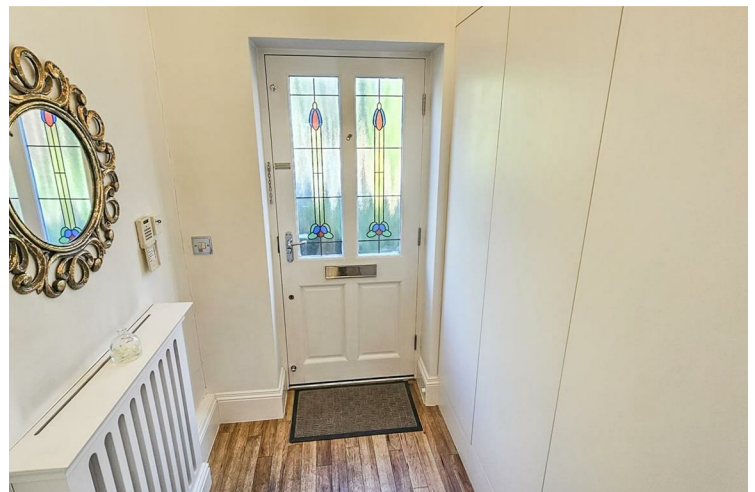




1 EDWALTON HALL MEWS VILLAGE STREET

£1,750 PCM

A beautifully presented three-bedroom, three-storey end-terraced home nestled within a private, gated development in Edwalton. Virtual video tour available.



- Gated development • Stunning communal gardens • Two off road parking spaces • 3 en-suite shower rooms and a downstairs WC

Entrance Hallway

The entrance hallway is bright, elegant, and welcoming. It features light cream-colored walls that enhance the natural light coming in through a tall window on the left, partially covered with long, textured beige curtains. The wood-style flooring adds warmth and continuity as it leads into the adjoining room visible through a set of double interior doors with glass panes.

The white panelled doors and detailed trim add to the traditional aesthetic. On the right wall, there is a mounted intercom phone, for a secure entry system.

Office

Off the entrance hallway is a dedicated home office, styled in the same modern and refined aesthetic as the living spaces. Finished in soft neutral tones with quality carpeting and contemporary fixtures, the room offers a calm and professional atmosphere ideal for remote work or study. Generous natural light and well-placed electrical points make the space highly functional, while its clean, understated design allows for easy personalisation.

Kitchen Diner

The kitchen is spacious, bright, and thoughtfully designed, featuring a warm combination of natural light and rich wooden finishes. Large French doors and tall windows stretch across one side of the room, allowing sunlight to pour in and offering a clear view of the garden.

The cabinetry is solid wood with classic panelled fronts. Integrated appliances include a double oven, gas hob, and a stainless-steel extractor hood. Additional integrated appliances—dishwasher, fridge freezer, and washer/dryer—are neatly concealed behind matching cupboard doors for a seamless finish.

The wood-style flooring continues from the hallway, tying the space together. The countertop space and tiled splashback make the kitchen both practical and stylish, while the open layout leaves plenty of room for a dining table.

Downstairs WC

The downstairs WC is finished in a clean, contemporary style and features

the same attractive wood-effect flooring found throughout the ground floor. It includes a low-level white WC and a compact wash hand basin fitted with a chrome mixer tap, complemented by a wall-mounted mirror above. The lower section of the walls is tiled in white, providing a fresh, practical finish, while the upper portion is painted in a soft cream tone. A small white radiator is fitted neatly on the wall.

Living Room

This bright and elegant living room features generous proportions, high ceilings, and classic period detailing. Large French doors open onto a private balcony and allow an abundance of natural light to flood the space. Feature fireplace with an ornate framed mirror above provides a charming focal point. Soft neutral décor and plush carpeting make the room feel calm and versatile, ready to accommodate a range of interior styles. Full-length curtains frame the windows beautifully, enhancing the room's sense of grandeur and offering views across the surrounding greenery.

Bedroom 1

Bedroom 1 is a well-proportioned double room finished in light cream tones, creating a calm and bright atmosphere. The space benefits from built-in cupboard storage. A white fitted radiator sits neatly beneath the window, which is dressed with full-length curtains that add warmth. Completing the room is a beautiful hanging chandelier, offering a touch of luxury and character.

En suite

The spacious en suite features a contemporary walk-in shower with glass sliding doors, a wall-hung WC, and a sleek modern vanity with ample storage. Finished with high-quality stone-effect tiling and a large frosted window.

Bedroom 2

Bedroom 2 is located on the second floor and mirrors the style of the main bedroom. This good-sized double features cream walls, ceiling spotlights, and a light brown carpet, creating a warm and modern feel throughout.

En suite

The en suite for Bedroom 2 includes a contemporary walk-in shower with glass sliding doors, a wall-hung WC, and a sleek modern vanity offering ample storage. It's finished with high-quality stone-effect tiling and benefits from a large frosted window that provides both natural light and privacy.



- Kitchen includes integrated appliances • Access to a communal gym • Sought after location • High ceilings and character • EPC Rating = C

Bedroom 3

Bedroom 3 is a bright and airy double room finished in soft contemporary tones. The space benefits from a large window that floods the room with natural light, enhancing the fresh décor and plush neutral carpeting. The room includes multiple built-in storage options behind three panelled doors, along with modern recessed ceiling spotlights. Subtle architectural features, including the sloped ceiling detail, add character while maintaining a clean and spacious feel.

En suite

The en-suite features a modern, high-quality finish, designed in the same contemporary style as the other bathrooms in the property. It includes a sleek glass shower enclosure, and a fitted vanity with integrated storage. Light, neutral tiling keeps the space bright and easy to maintain, while recessed lighting adds a crisp, modern feel. Compact yet well-designed, the en-suite provides convenient private facilities directly from the bedroom.

External

Externally, patio doors open onto a low-maintenance, decked rear garden. Beyond this, residents can enjoy the beautifully maintained communal gardens located at the rear of the development. Access to a communal bike storage shed and waste is disposed via a communal bin store.

Additional information

A cupboard on the second-floor landing houses the gas central heating boiler and water cylinder, with heating conveniently controlled via a Hive smart thermostat. The property features original single-glazed windows complemented by discreet secondary glazing for improved insulation. Residents also benefit from access to a communal gym located within the main Hall, managed by the Block Management company, who can provide further details about the available facilities.

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 £403.00. Tenancy deposit, equivalent to 5 weeks rent, being 2019.00 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.

Material information

Material Information - Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating boiler and water cylinder

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

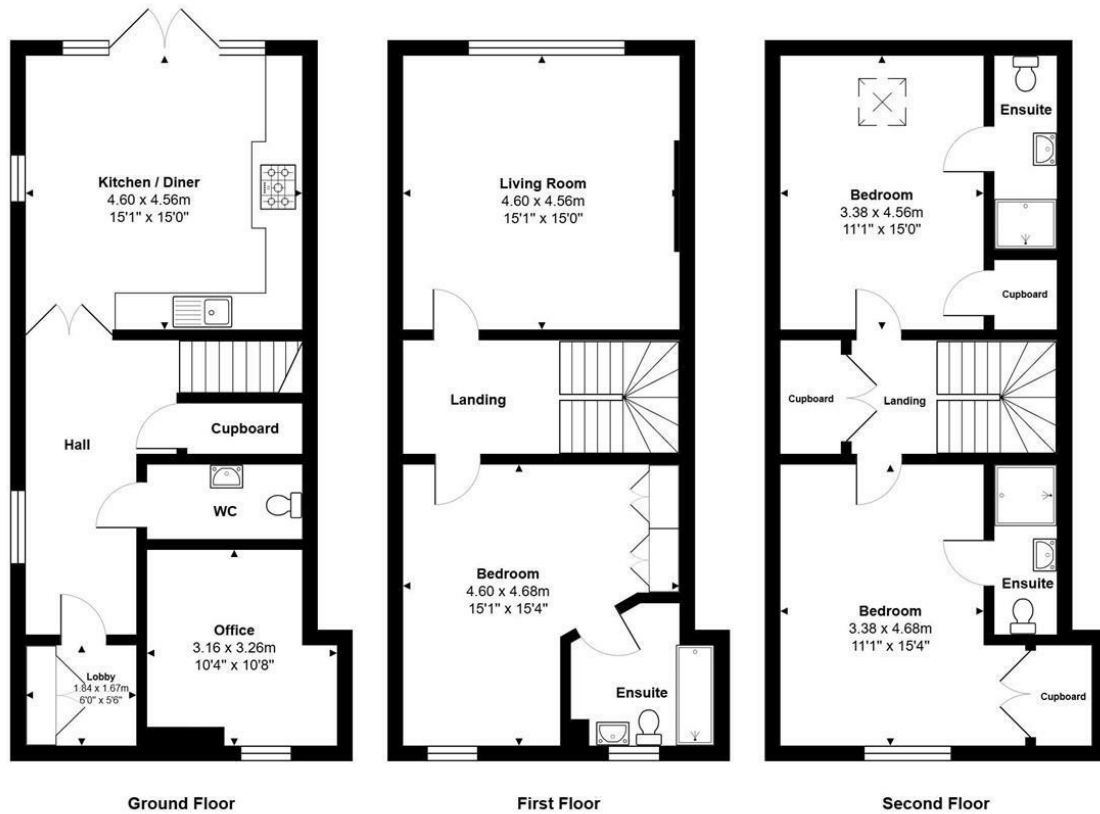
-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine.

-Any planning permission in the area:

<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/>





Total Area: 161.5 m² ... 1738 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: F

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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