



APARTMENT 1, THE WAREHOUSE TOO 6-10 PLUMPTRE STREET

£875 PCM

Located within an attractive period building, this ground-floor apartment offers character and convenience. The property is within easy walking distance of Nottingham Train Station and excellent public transport links, making it ideal for commuters and city professionals. This spacious two-bedroom home is located in a highly sought-after area of Hockley. A virtual video tour is available.



- Virtual video link available
- Open plan living
- Kitchen includes integrated appliances
- Freshly painted, new flooring
- Gas centrally heated via a combi boiler

Kitchen / Living

This bright and spacious open-plan kitchen and living area features modern wood-effect flooring and fresh, neutral décor throughout. The contemporary kitchen is fitted with sleek wooden cabinets, generous worktop space, and a full range of integrated appliances including a microwave, oven and hob, washer/dryer, dishwasher, and fridge/freezer. Recessed ceiling lighting and large windows provide excellent natural and ambient light, creating an inviting space.

Bedroom 1

Bedroom 1 offers a bright and welcoming space, freshly painted in neutral tones and fitted with brand-new carpets for a clean and modern feel. A large window brings in plenty of natural light, while multiple power points and a convenient layout make it ideal for a comfortable and well-designed bedroom setup.

Bedroom 2

Bedroom 2 is a generously sized room, freshly decorated with new carpeting and neutral walls for a clean and modern look. There is also a built in wardrobe and storage cupboard. A large window allows ample natural light to fill the space, creating a bright and airy atmosphere. With multiple power points and a practical layout, this room is well-suited as a comfortable second bedroom, guest room, or home office.

Bathroom

The bathroom is finished in a bright, modern style and features a full-sized bath with an overhead shower and folding glass screen. White tiling with a contemporary blue accent, complemented by a sleek pedestal sink and WC. The room also includes a heated towel rail and wood-effect flooring.

Additional information

Located within an attractive period building, this ground-floor apartment offers character and convenience. The property is within easy walking distance of Nottingham Train Station and excellent public transport links, making it ideal for commuters and city professionals. The charming street frontage and classic architecture add to the appeal of this well-positioned home.

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 £207.00. Tenancy deposit, equivalent to 5 weeks rent, being £1,038.00 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 about the property:

Electricity and gas supply: Mains connection.

-Water and sewerage status: Mains connection

-Heating and hot water status: Gas boiler.

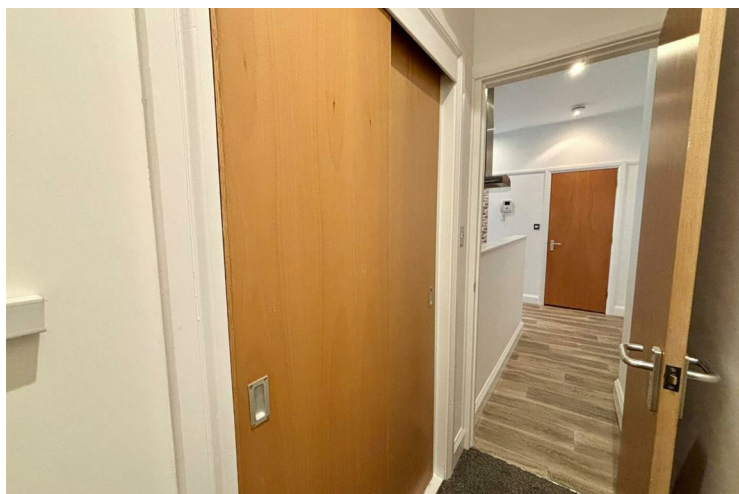
-Broadband and mobile phone coverage: see checker.ofcom.org.uk.

-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 Reservoirs = Flooding from reservoirs is unlikely in this area.

-Coal mining area location: located on the coalfield.

-Any planning permission in the area:

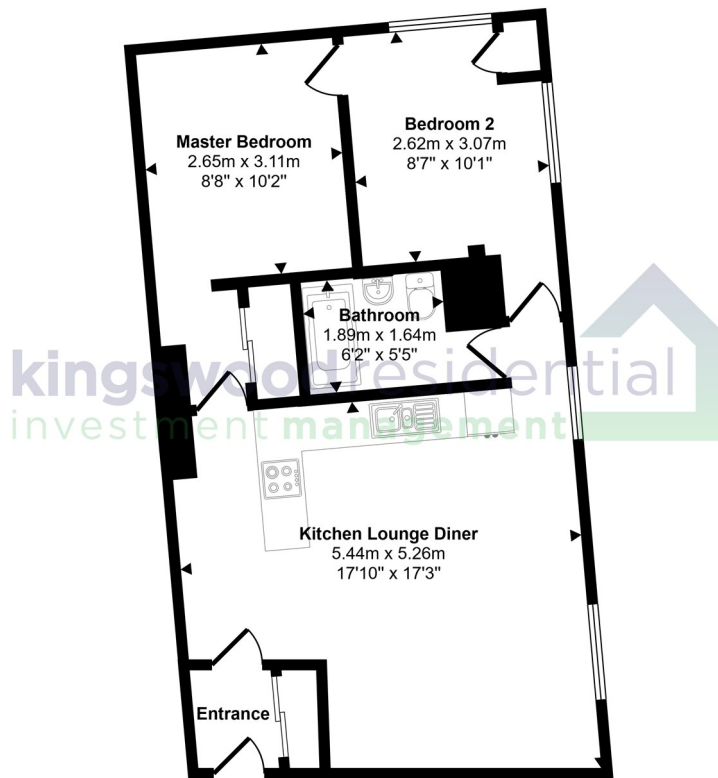
<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/>



- Walking distance to city centre amenities • Unfurnished ground floor apartment • Walking distance to Nottingham train station and other public transport links • EPC Rating = D • Council tax band = D



Approx Gross Internal Area
54 sq m / 578 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		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: E Council Tax Band: D

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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