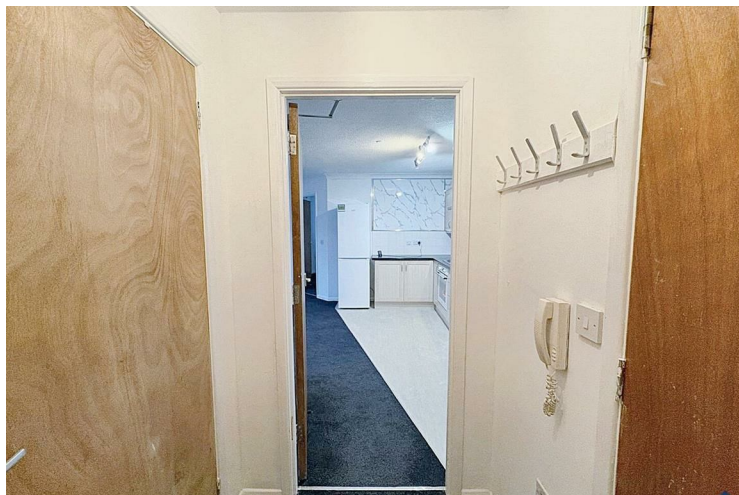




## BROOK COURT PLAYER STREET NOTTINGHAM

£800 Per

A freshly decorated two-bedroom flat on the second floor of Brook Court, ideally positioned in a popular area close to shops, transport links, and other local amenities.





- Newly decorated • Second floor flat • New bathroom • One allocated parking space • Secure gated carpark

### Entrance hallway

The entrance hallway leads into the main living space and includes an intercom system for secure entry. There's also a convenient area for hanging coats.

### Kitchen / Lounge

The kitchen sits along one wall and has light wood cabinets, black worktops, and a marble-effect splashback. It includes an electric hob, oven, and an extractor hood, with a washing machine fitted under the counter. A freestanding fridge-freezer stands at one end of the units. Both the fridge-freezer and the washing machine aren't maintained by the landlord. The kitchen area has pale vinyl flooring and ceiling spotlights that brighten the workspace.

The lounge area opens directly from the kitchen, creating a spacious open-plan layout. It's carpeted in a dark tone that contrasts with the lighter kitchen floor, which helps separate the two zones visually. A wide window brings in a lot of natural light, making the room feel airy despite the darker carpet. Heating is provided by electric wall heaters.

The open layout offers flexibility for arranging furniture, and make it easy to adapt the room to your style.

### Bedroom 1

The main bedroom is a good-size double and follows the same neutral style as the rest of the apartment, with white walls and a white ceiling that keep the space feeling bright and open. It has the same dark carpet as the lounge area, giving it a cosy and consistent look. A wall-mounted electric radiator provides heating, and the simple layout makes it easy to furnish and personalise however you like.

### Bathroom

The bathroom is newly fitted and finished with marble-effect aqua-boarded walls and ceiling. It features a low-level WC and a wash hand basin with chrome taps, along with a circular mirror above the sink. The bath includes a thermostatic shower, complemented by a glass shower screen and a blue shower curtain.

### Bedroom 2

Bedroom 2 is very similar to the first bedroom in both layout and finish. It's also a good-size double with white walls and a white ceiling, giving it a bright, clean feel. The same dark carpet runs through this room as well, keeping the style consistent across the apartment. It's heated by a wall-mounted electric radiator, and the simple, neutral setup makes it easy to use as a second bedroom, guest room, or even a workspace if needed.

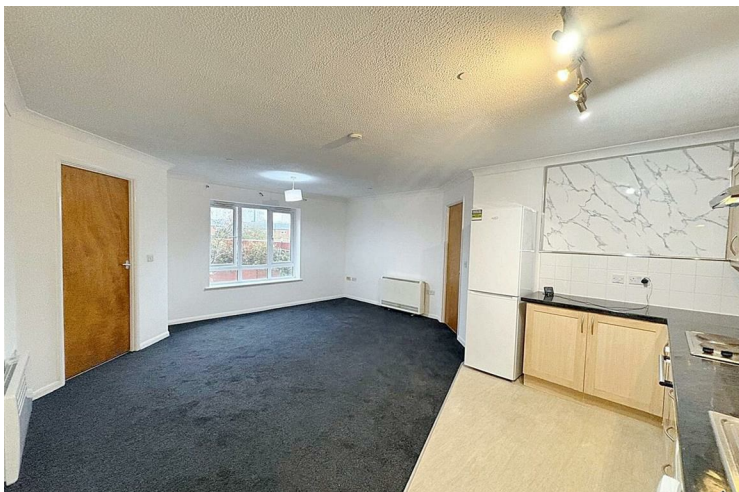
### Additional Information

EPC Rating = B. Council Tax Band = A (Nottingham). Costs to move in to this property = £184 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead) Tenancy deposit, equivalent to 5 weeks rent, being £923 First months rent in advance.

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

### Material Information

Flood risk: River and Sea: Very low; Surface Water: Very Low; Groundwater: Unlikely; Reservoirs: Unlikely



Planning permission:

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

Electricity supply: Mains electric

Water and sewerage status: Mains connection for water,  
Shared Cesspit Septic tank for waste. (cost to empty due to tenant)

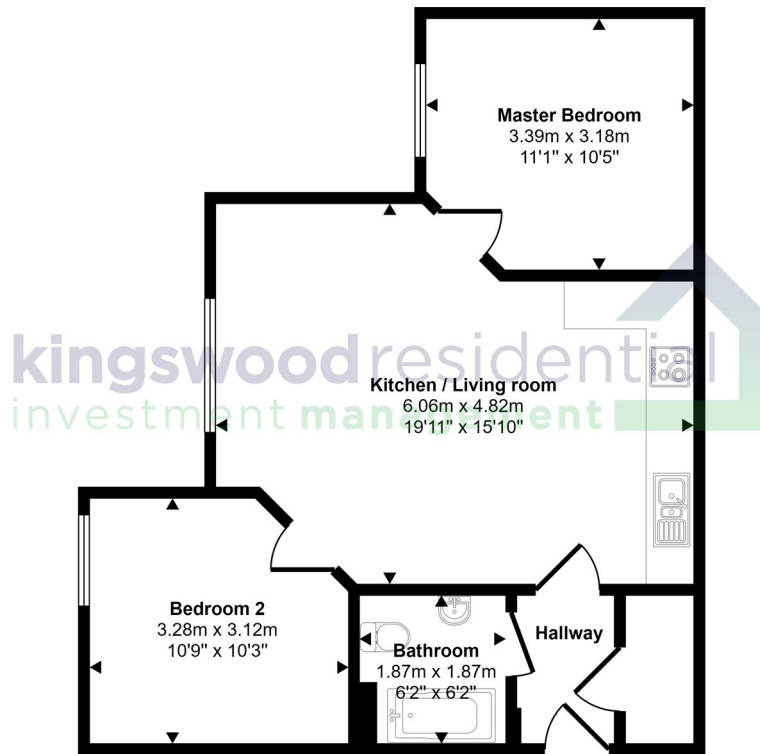
Heating and hot water status: Electric heating

Broadband and mobile phone coverage: see  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Coal mining area location: Located on the coalfield.



Approx Gross Internal Area  
55 sq m / 588 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) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

**EPC Rating: B**      **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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