



APARTMENT 18 BROADWAY HOUSE 32 STONEY STREET

£800 Per

A characteristic furnished one bedroom apartment within Hockley, within walking distance of all the amenities the city centre has to offer!

- The flat is on the 3rd floor and there is an elevator within the main foyer.
- There is an open plan living and kitchen room upon entrance, which has exposed brick wall and original feature windows (this extends into the bedroom too).
- The kitchen includes an oven / hob, washing machine, fridge freezer and fitted units.
- The living area is furnished with a two seater sofa and coffee table.



- Water bill included in monthly rent • 3rd floor • Exposed brick walls in the lounge and bedroom • Kitchen includes appliances

Material information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

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

Flood risk in this location: Surface water = Medium

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.

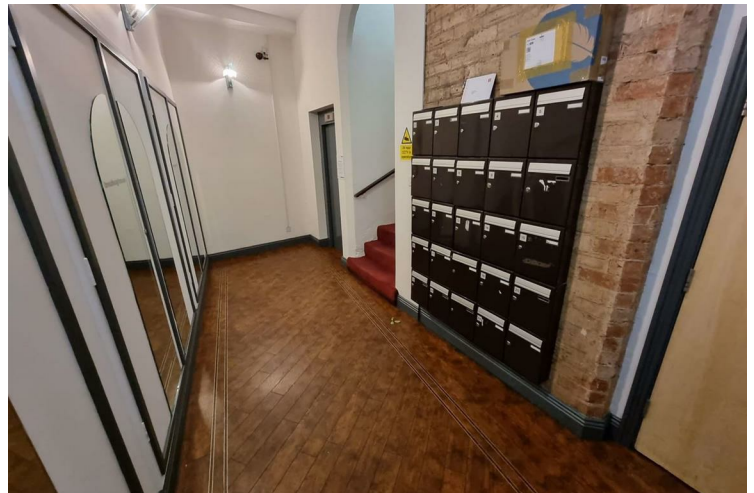
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



- Open plan living • Elevator access in the communal areas • Walking distance to all city centre amenities • Situated in a sought after area





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(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: C

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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