



**128A ST. ALBANS ROAD  
NOTTINGHAM**

**£825 PCM**

**\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\***

A two bedroom top floor flat with a modernised kitchen and bathroom, situated within a very short walking distance of Arnold town centre.



- VIRTUAL VIDEO LINK AVAILABLE • Separate lounge and kitchen • Arnold town centre within walking distance

### Kitchen

This first-floor flat is entered via a private ground-floor entrance, with an internal staircase leading up to a bright landing. The modern kitchen is stylishly finished with sleek grey metro-tile splashbacks, under-cabinet lighting, and ample storage. It comes fully equipped with a built-in oven and gas hob, as well as a fitted washing machine. The room enjoys a clean, contemporary feel with light wood-effect flooring that continues through to the adjoining bathroom, which is conveniently located just off the kitchen.

### Lounge

The lounge is separate from the kitchen and offers a generous amount of living space, finished in a fresh, neutral décor. Two large windows bring in plenty of natural light. It also benefits from a fitted storage/boiler cupboard and a modern wall-mounted electric fire.

### Bedroom

Bedroom 1 is the smaller of the two rooms and features neutral décor throughout. A large window allows plenty of natural light to brighten the space, and the light brown carpet adds a warm, comfortable finish.

### Attic bedroom - double

Bedroom 2 is a spacious double room located in the attic, offering a bright and airy feel thanks to its ceiling window (Velux-style). The neutral décor and light brown carpet give the space a warm, modern look, while useful storage is built into the eaves, making this room both practical and comfortable.

### Bathroom

The bathroom is finished in a modern style with large grey tiles and a clean, contemporary look. It features a white three-piece

suite, including a full-size bath, shower over, pedestal sink, and WC. A large frosted window brings in plenty of natural light while maintaining privacy, and the wood-effect flooring adds a warm, stylish touch.

### Additional Information

On-street parking is available at the front of the property, and there are convenient public transport links close by. Arnold town centre is within easy walking distance, offering a great range of shops and local amenities. The flat benefits from gas central heating via a combi boiler and is fitted with double-glazed windows throughout.

Council Tax Band = A (Gedling) EPC Rating = D.

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 £190.00 Tenancy deposit, equivalent to 5 weeks rent, being £951.00 First months rent in advance.

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

### Material information

Electricity supply: mains connection.

-Gas supply: mains connection via combi boiler.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating.

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



- Gas central heating via combi boiler • On street parking available • Public transport links nearby • Council tax band = A • EPC Rating = D

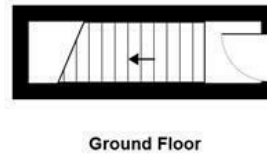
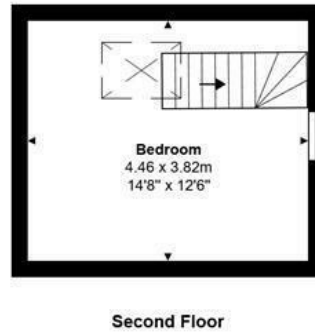
-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine.

-Any planning permission in the area:

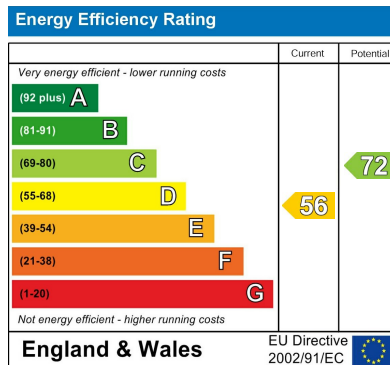
<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/>





Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only



**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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