

APARTMENT 9, THE OLD COMMUNITY CENTRE ST PAULS

£875 Per

INTERNET INCLUDED WITHIN THE RENT

A spacious 1 bedroom duplex apartment, located on a quiet street within 2 minutes walking distance of an ASDA supermarket, main bus route and a tram stop, which is only 5 stops away out of the City Centre.

The property has just been re-decorated throughout and had brand new carpets fitted!

The apartment has a quirky 2-level duplex layout, comprising of: entrance hallway, shower room and separate kitchen which includes high-gloss units, including a fridge / freezer, dishwasher and washing machine. The staircase leads to the upper floor, which has a amazing bedroom with high ceilings and exposed beams! All apartments benefit from a parking space in a private car park and a separate





• Fully re-decorated throughout • Internet included within the rent • Brand new carpets • Stunning bedroom with high ceilings and beams

Material information

Access: 2nd floor apartment with no elevator access. Car park accessed via coded gate for residents only.
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection with water meter.
Heating and hot water status: Gas central heating via a combi 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
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/

Terms and conditions

Costs to move into this property = £201. 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 £1009. 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.





• Quick City Centre access • Kitchen include appliances • Parking space included • Separate storage area within the basement • Close to ASDA and a tram stop • EPC Rating = C





Approx Gross Internal Area
55 sq m / 597 sq ft



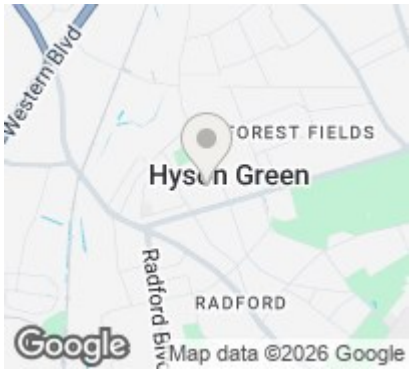
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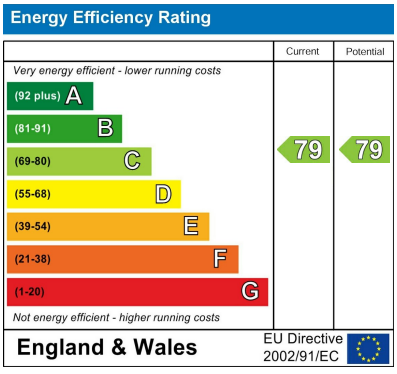
Ground Floor
Approx 33 sq m / 358 sq ft

First Floor
Approx 22 sq m / 239 sq ft

Denotes head height below 1.5m

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.





EPC Rating: C 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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