



## FLAT 2 19 HUNTINGDON STREET NOTTINGHAM

£595 Per

A furnished studio flat with a separate kitchen and private bathroom situated within Nottingham city centre.

- The flat is on the middle floor of a building which consists of 3 flats.
- There is a separate kitchen to include an oven / hob, washing machine and a integrated fridge / freezer.
- There is a separate spacious combined bedroom / living room includes a two seater sofa, full length wardrobe and a small double ottoman bed (storage underneath).
- The flat includes a separate private bathroom which includes a shower, WC and sink. Please note that this private bathroom is accessed via the communal hallway / landing, not inside the main section of

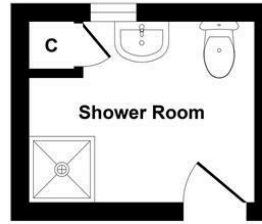


- **\*\*VIDEO TOUR LINK AVAILABLE\*\*** • Available now/immediately • Studio flat • Own bathroom, accessed via communal landing



- Separate kitchen and bathroom to the living area
- Kitchen includes appliances
- Walking distance to all city centre amenities
- Easy access to both Universities
- Council tax band = A





**Ground Floor**  
Approximate Floor Area  
348 sq. ft  
(32.40 sq. m)

Approx. Gross Internal Floor Area 348 sq. ft / 32.40 sq. m (Excluding Shower Room)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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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