

59A ARKWRIGHT WALK NOTTINGHAM

£725 Per

A large furnished double en-suite bedroom to rent within a 4 bedroom house and inclusive of all bills. Situated within easy reach of both Nottingham City Centre and West Bridgford.

This modern room includes a double bed, chest of drawers, bedside table, full length mirror, built in wardrobe, desk and chair. The en-suite includes a walk in shower and sink and WC.

This spacious four-bedroom shared house offers excellent communal facilities, including: Fully Equipped Kitchen: Oven, hob, fridge/freezer, fitted units, kettle, toaster, and microwave. Dining & Workspace Area is located opposite the kitchen for residents to eat, work, or relax.

The property offers rear courtyard for residents use.

Nottingham City Centre and Nottingham Railway Station are within easy reach, providing access to an excellent range of shops, restaurants, cafés and entertainment facilities. Queens Walk Tram Stop and nearby bus routes offer convenient transport connections throughout the city.





• Furnished large double en-suite bedroom • 1 adult per room permitted • Bills included • Cleaning of the communal areas included

Material Information

Access: Internal stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
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 Condition's

Costs to move into this property = £167 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 £725. 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.

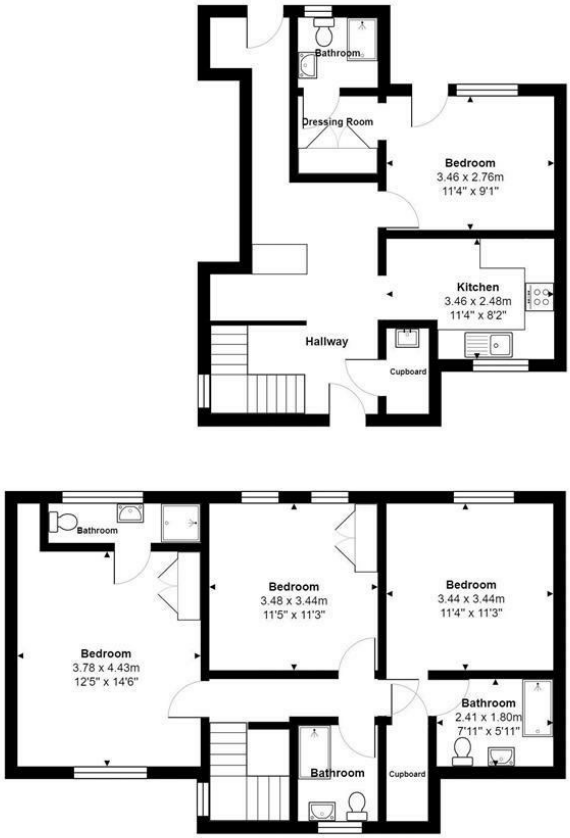




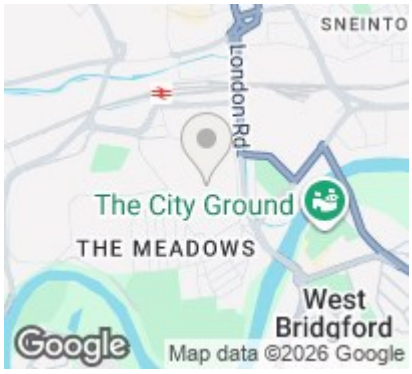
• Finished to a high standard • Dining and workspace areas • Communal rear garden • Walking distance to Nottingham City Centre • Close to West Bridgford

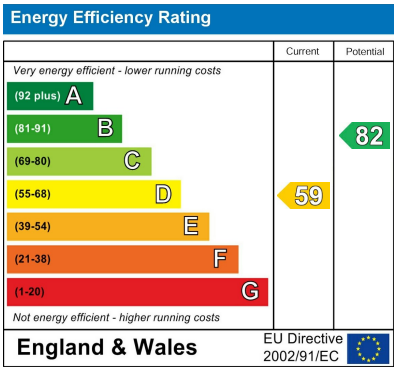






Total Area: 110.6 m² ... 1191 ft²





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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