



- 2 bedroom first floor flat
- Furnished to a high standard
- Neutral décor and flooring
- Double glazed throughout
- Kitchen area with integrated cooking facilities
- Modern bathroom with shower enclosure
- Gas central heating and combi boiler
- Close proximity to local amenities
- Excellent public transport links to Nottingham City Centre
- Council tax Band = A

SAB Properties are pleased to offer this modern 2 bedroom first floor flat in the sought after Beeston area.

Furnished to a high standard with modern kitchen and shower room. 2 bedrooms. Neutral décor, and flooring throughout.

Excellent location for local transport links and local amenities.

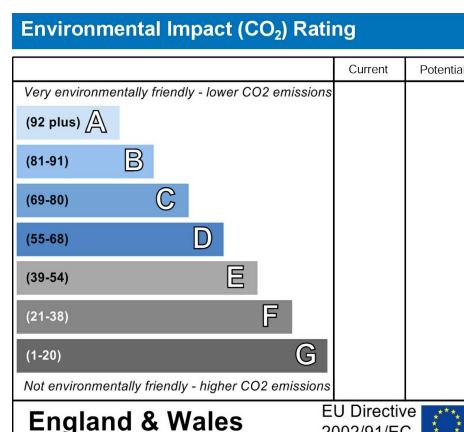
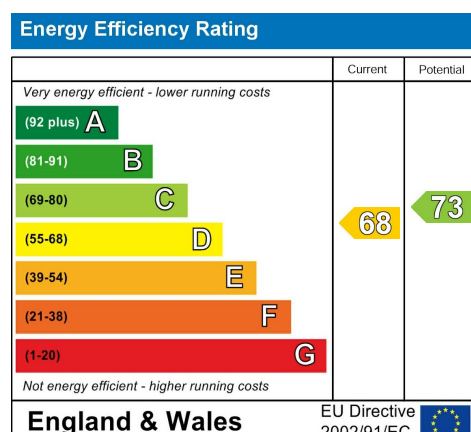
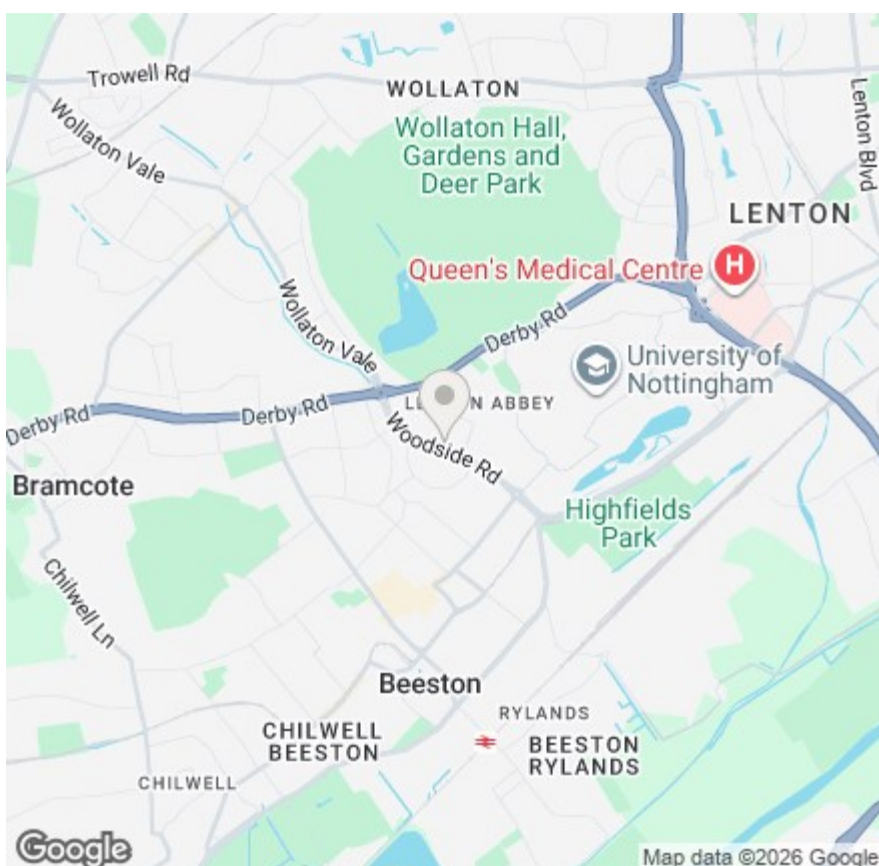
A holding deposit of £219.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1095.00, which subject to Term's and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

## Woodside Road, Beeston, Nottingham

**£950 Per month**





### Description

This beautifully presented two bedroom first floor flat is situated in the sought after area of Beeston, the property is bursting with character and offers excellent transport links, close to Nottingham University and Queens Medical Centre. The property also gives easy access to local amenities, bars and cafes. A charming, mellow residential road that blends character, convenience and a relaxed vibe.

The property comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom, and is furnished to a high standard. Gas central heating and combi boiler

### Entrance

UPVC door leading in to small porch with neutral décor and door leading to carpeted stairway.

### Hallway

Neutral décor and carpets with doors leading to all rooms.

### Lounge

Spacious lounge with neutral décor and carpet. UPVC window with venetian blind. Furniture comprises of 3 piece leather suite (3 -seater, 2-seater and armchair), wooden coffee table and side table with rugs and lamps. Wall mounted radiator, TV points.

### Kitchen

Fitted with a range of matching wall and base units with roll topped work surfaces. Stainless sink and drainer with mixer tap. Integrated electric oven with gas hob. Appliances include fridge / freezer, washing machine / drier and dishwasher. Complimentary tiled splashbacks to neutral décor and tiled floor.

### Bedroom one

Neutral décor and carpet. Furnished with double bed, 2 sets drawers (1 x 3 and 1 x 5) small table and double wardrobe. Wall mounted radiator and ample plug sockets. UPVC window with modern curtains and additional velux window allowing in natural light.

### Bedroom two

Neutral décor and carpet. Furnished with single bed, 2 shelving units. Wall mounted radiator and ample plug sockets. UPVC window with modern curtains.

### Bathroom

Suite comprising of bath, with gravity feed shower over and glass shower screen and stainless taps, low level WC and wash basin with stainless mixer tap. Complimentary tiling to walls. Neutral décor and tiled flooring. Wall mounted radiator and UPVC double glazed window with roller blind.

