



£675 pcm

Balmoral Road, Colwick, Nottingham, NG4 2GD
EPC Rating D

Situated in this leafy cul-de-sac location is this first floor modernised apartment with parking. The accommodation is accessed via a communal entrance with stairs to the apartment which briefly comprises; a good size bedroom, with walk in bay window, living room, kitchen with cooker and shower room with an electric shower. Colwick has a range of local amenities close by including shops and restaurants and Colwick Country Park is close by, offering approximately 250 acres of woodland and lakes to walk around as well as water sports, fishing and a marina. The property is close to great transport links and is only a short drive to the nearby retail park with a wide variety of shopping yet still close to the City Centre itself.

Deposit £778.84
Initial 6 months fixed term Shorthold Tenancy

LIVING ROOM 11' 9" x 12' 11" into recess (3.6m x 3.95m)

KITCHEN 7' 11" x 6' 10" (2.43m x 2.10m)

SHOWER ROOM 6' 9" in shower recess x 4' 0" (2.08m x 1.22m)

BEDROOM 17' 7" into bay x 11' 10" (5.36m x 3.63m)



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		