

**Sedgley Avenue , Sneinton, Nottingham, NG2  
4HZ**



**1 bedroom Flat / Apartment**

**£925 pcm**

**Available from 07 August 2024**

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

0115 9338997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

Head to [www.comfortlettings.co.uk](http://www.comfortlettings.co.uk) for more information about this property



## FACILITIES

1. Furnished
2. Close to Lace Market
3. Bespoke Furniture
4. Modern Fitted Kitchen
5. Excellent Transport Links
6. 1 Minute Walk to Co-op
7. Secure Gated Car Parking Space
8. Modern Design

## DESCRIPTION

Comfort Estates are delighted to bring to the market this beautifully presented and modern ground-floor one-bedroom apartment. This property has been designed to the highest standard to suit the needs of young professionals wanting a high-quality, secure home close to the City Centre. With excellent transport links and just a 15-minute walk to Hockley and the Nottingham Lace Market offering a wealth of local amenities including nearby restaurants and bars.

In brief, the accommodation comprises; a modern fitted kitchen, open-plan lounge/dining area, 1 double bedroom, and a large bathroom. In addition, the property comes with private gated parking!

This property is offered fully furnished.

Call today to avoid disappointment!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The security deposit required for this property will be £1065.00.

The holding deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is 12 Months.