

## The Hicking Building , Queen's Road, City Centre, Nottingham, NG2 3BU



1 bedroom Flat / Apartment

£875 pcm

Available from 13 August 2024

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

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



## FACILITIES

1. Furnished
2. Great Transport Links
3. Integrated Appliances
4. Nespresso Coffee Machine
5. Bespoke Furniture
6. Open-Plan Kitchen/Living
7. Professionals Only
8. Close to City Centre & West Bridgford

## DESCRIPTION

A well presented, 1 bedroom furnished apartment within walking distance from Nottingham train station. The property is close to the the centre of the City and is also a short drive away from the ever popular town centre of West Bridgford, meaning you are close to a wealth of amenities such as retailers, restaurants, bars and sports facilities, not forgetting having access to great transport links too. The apartment itself is comprehensively furnished to a high standard with bespoke pieces and artwork that give you a warm contemporary space.

In brief the property comprises: Securely gated courtyard to enter the building, entrance hall, 1 double bedroom, bathroom with shower over the bath, open plan living space and kitchen.

Call now to avoid disappointment!

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	84
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
76	76
EU Directive 2002/91/EC	
England & Wales	

The security deposit required for this property will be £1009.00.

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.