



**16b Recreation Street, Long Eaton, Nottingham, NG10 2DW**

**£695 PCM**

- 1 Bedroom
- Patio
- Flat
- Allocated Parking Available
- Long Eaton
- Unfurnished Property

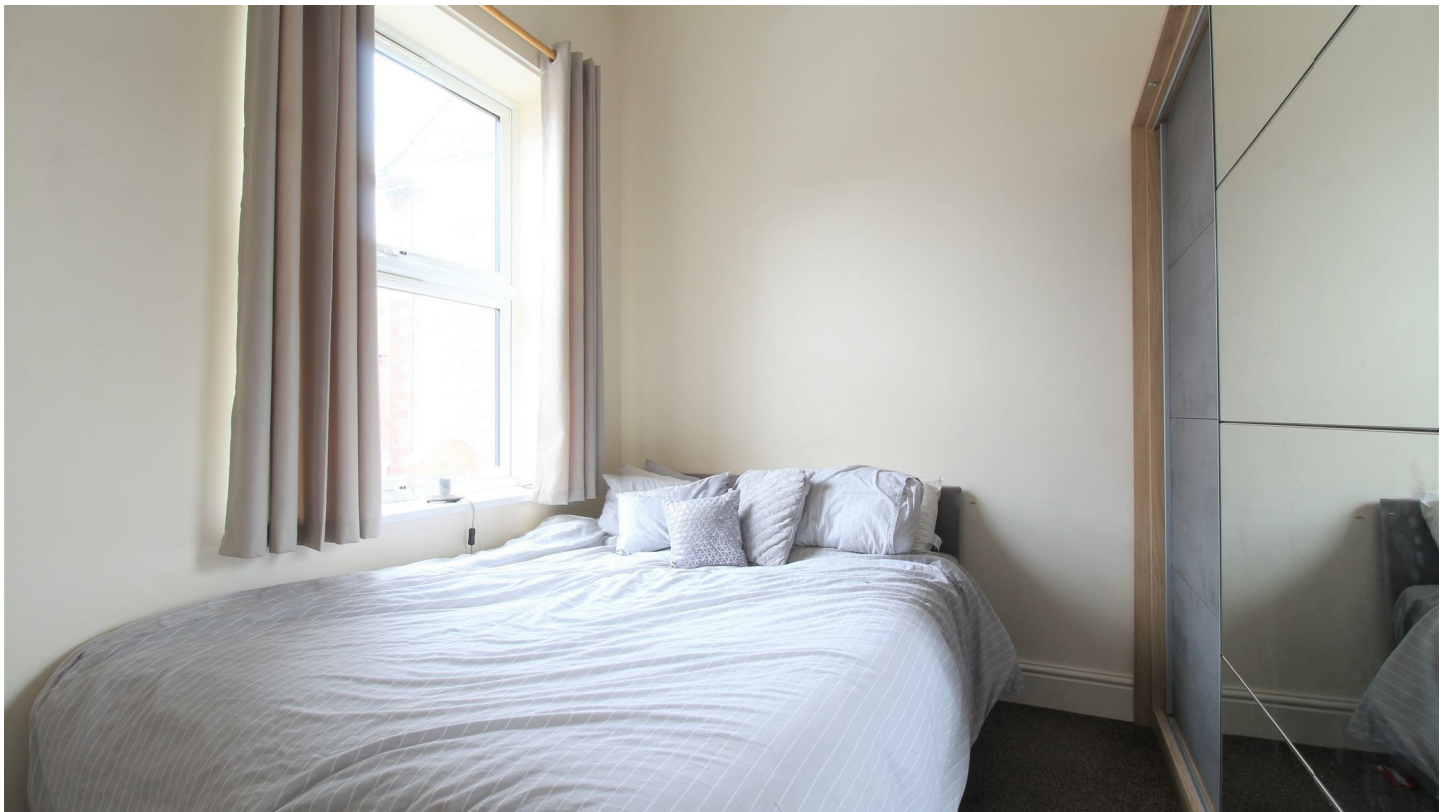
# 16b Recreation Street, Nottingham NG10 2DW

Robert Ellis are pleased to offer for rent this exceptionally well presented, light and airy, first floor apartment. Briefly the property comprises uPVC d/g entrance door to the lobby area with stairs to the first floor opening into the spacious Living Area with uPVC d/g window to the rear, velux roof window, radiator and open aspect into the Fitted Kitchen, having wall and base units with roll edge worksurfaces over, inset sink and drainer, freestanding "leisure" cooker and space for both fridge freezer and washing machine.

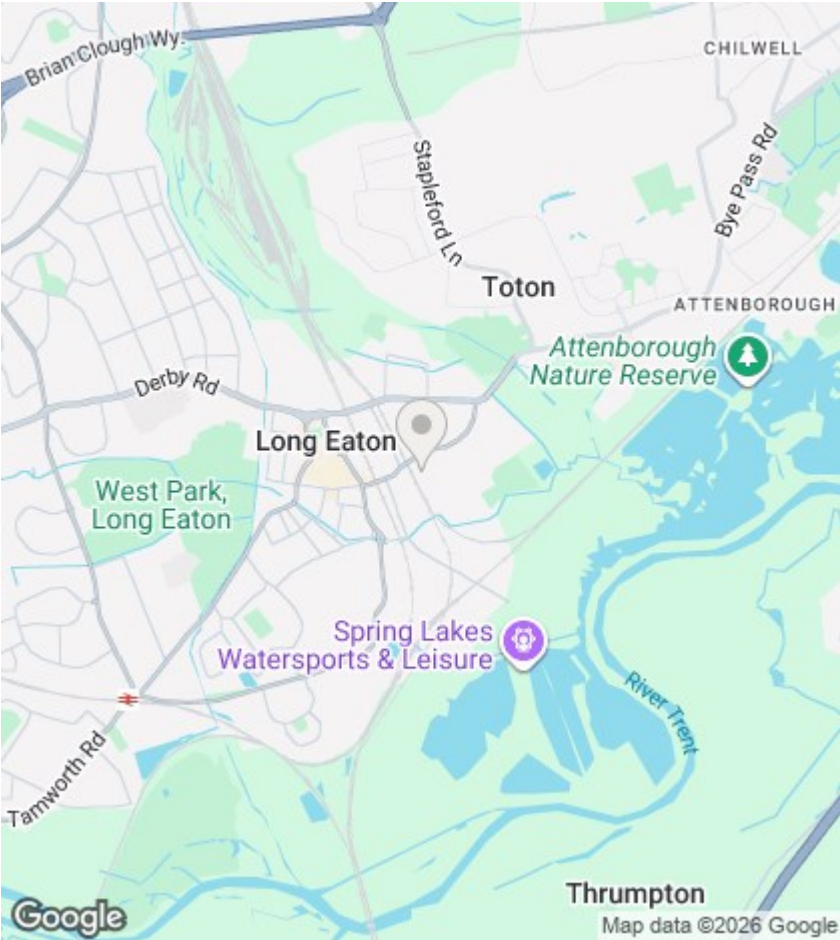
Bedroom, having uPVC d/g window to the front, radiator and door to the Bathroom, having uPVC d/g window to the front, panel bath with mains fed shower over, pedestal handwash basin, low flush wc, storage cupboard housing the combination boiler, radiator. Outside to the rear is an attractive patio area and parking, Available Start of August 2026, Offered Unfurnished, Accompanied Viewings. Long Eaton Office.



Council Tax Band:







Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:  
C

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