



Apartment 7, Royal Court 56 Haydn Road, Nottingham, NG5 2JU

£1,100 Per Month

- Available NOW
- Gated Parking
- Great Location Close to Shops And Transport Links
- Call The Arnold Office To Secure a Viewing!
- Duplex Apartment
- Three Bedrooms
- Close To City

Royal Court 56 Haydn Road, Nottingham NG5 2JU

Robert Ellis Estate Agents are delighted to present this three-bedroom duplex apartment in Sherwood, now available to rent and ready for immediate occupancy.

The lower floor comprises a bedroom, WC, and an open-plan lounge, kitchen, and dining area. Upstairs, the property offers two double bedrooms and a family bathroom.

Further benefits include allocated parking and access to communal areas. Ideally situated close to local shops, cafés, and excellent transport links into Nottingham City Centre, this property is perfectly positioned for convenient modern living.

Unfurnished



Council Tax Band: B



Entrance Hallway

Wooden entrance door, carpeted flooring, electric storage heater, doors leading off to:

Bedroom Three

10'36 x 9'22 approx

UPVC double glazed window to the rear elevation, carpeted flooring, electric storage heater, storage cupboard.

WC

5'98 x 2'60 approx

WC, carpeted flooring, tiled splashbacks, handwash basin.

Living Kitchen

15'34 x 14'50 approx

Electric storage heaters, laminate flooring and tiled flooring, UPVC double glazed windows to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, tiled splashbacks, oven with induction hob over and extractor hood above, integrated fridge freezer, picture rail.

First Floor Landing

Carpeted flooring, storage cupboard, doors leading off to:

Bedroom One

14'49 x 9'58 approx

Windows to living kitchen, dado rail, carpeted flooring, electric storage heater.

Bedroom Two

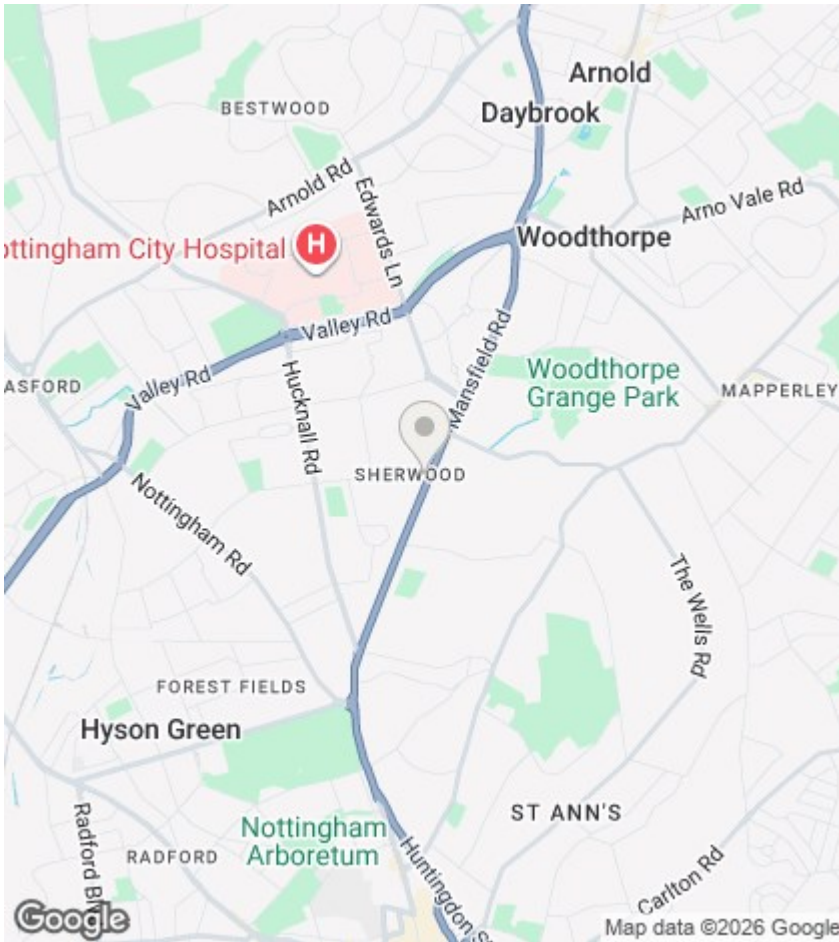
8'38 x 9'23 approx

UPVC double glazed window to the rear elevation, carpeted flooring, electric storage heater.

Bathroom

9'06 x 5'44 approx

S-shaped heated towel rail, tiled flooring, shaver point, WC, handwash basin, tiled splashbacks, bath with mains fed shower over.



Directions

Viewings

Viewings by arrangement only. Call 0115 6485485 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		72	77
(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	

