



## 2B Church Drive, Carrington, Nottingham, NG5 2BA

**£925 Per Month**

- Two Double Bedrooms
- Popular Location
- Spacious Lounge
- Three Piece Bathroom
- Duplex Apartment
- Close to Sherwood
- Excellent Transport Links
- Must View

# 2B Church Drive, Nottingham NG5 2BA

Robert Ellis Estate Agents are pleased to bring to market this spacious two-bedroom duplex apartment in the sought-after area of Carrington, Nottingham.

Ideally located close to Sherwood's popular amenities, including shops, bars, restaurants and excellent transport links to Nottingham City Centre, the property also benefits from nearby green open space.

The accommodation comprises an entrance hallway, lounge, kitchen diner, family bathroom, and two double bedrooms arranged over two floors.

Contact our Arnold Lettings Team

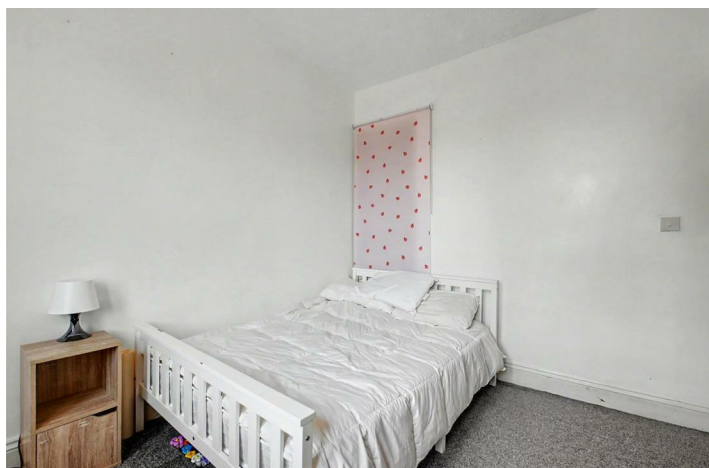
Available NOW

Council Tax Band: A

EPC: C



Council Tax Band: A



### Entrance Hall

14'4 x 3'9 approx

Wooden entrance door, built-in storage, single glazed window to the front, radiator.

### First Floor Landing

Stairs to the landing, carpeted flooring.

### Lounge

14'9 x 17'3 approx

Single glazed window to the front, wood flooring, two radiators, cupboard housing the meters.

### Kitchen

12'1 x 9'2 approx

Laminate flooring, single glazed window to the front, boiler, space for a fridge freezer, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, oven and four ring gas hob above with cooker hood over, plumbing for a washing machine.

### Bathroom

8'11 x 10'4 approx

Vinyl flooring, radiator, double glazed window to the rear, tiled splashbacks, low flush w.c., wash hand basin with hot and cold taps, bath with hot and cold taps and electric shower over.

### Second Floor Landing

Single glazed window and doors to:

#### Bedroom 1

11'11 x 12'1 approx

Single glazed window to the front, radiator, carpeted flooring.

#### Bedroom 2

14'9 x 17'3 approx

Single glazed window to the front, radiator, carpeted flooring.

### Outside

A communal outdoor area with an allocated bins section, all low maintenance.



## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Robert Ellis**  
ESTATE AGENTS

