



**40 Westminster Avenue, Sandiacre, Nottingham, NG10 5AT**

**£795 Per Month**

- Sandiacre
- Two Double Bedrooms
- Open-Plan Living Kitchen
- Excellent Transport Links
- Council Tax Band - A
- First Floor Apartment
- Family Bathroom & Additional Ensuite
- Allocated Parking Space
- Available Now
- EPC Rating C

# 40 Westminster Avenue, Nottingham NG10 5AT

\*\*\* TWO BEDROOM FIRST FLOOR FLAT WITH BATHROOM AND ADDITIONAL ENSUITE IN SANDIACRE \*\*\*

Robert Ellis are pleased to offer for rent this spacious two bedroom first floor apartment situated on Westminster Avenue, Sandiacre. Ideally located for access to a range of local shops, amenities and popular schooling, whilst also offering excellent transport links including the A52, A50, and M1. The nearby towns of Stapleford and Long Eaton also provide a wider range of shopping and leisure facilities.

The accommodation briefly comprises entrance hallway, large open-plan living room/kitchen, two bedrooms, three-piece bathroom and ensuite shower room to the second bedroom.

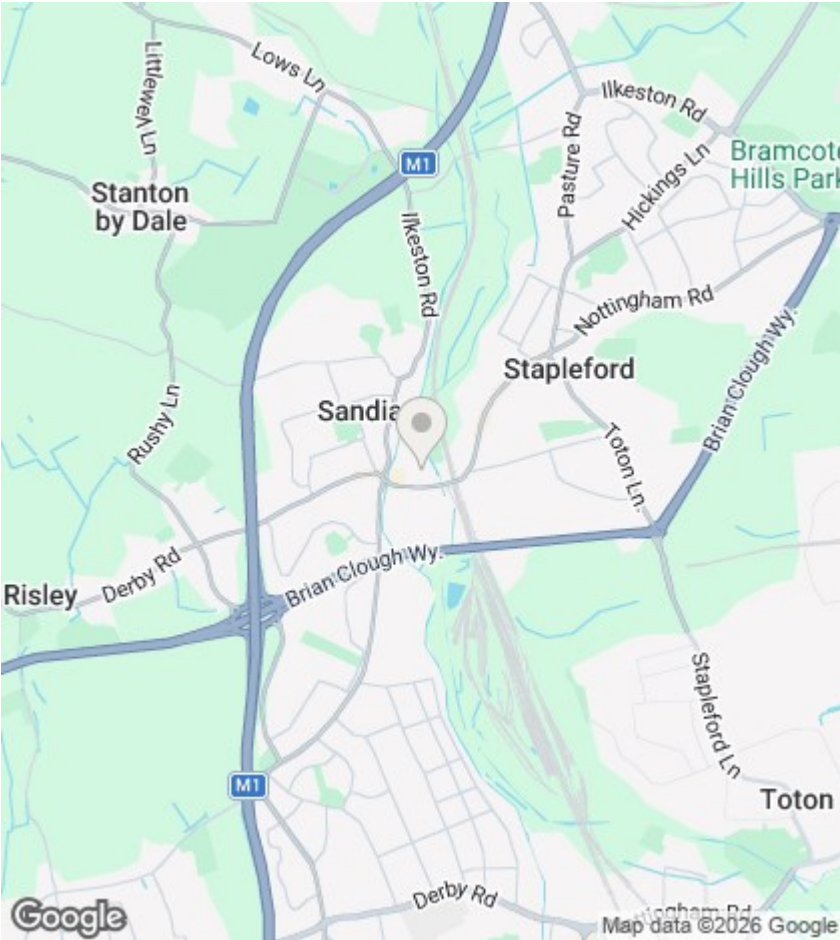
The property further benefits from an allocated parking space to the rear, with additional on-street parking available to the front.



Council Tax Band: A







Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 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                                   | 71      | 79                      |
| (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 |