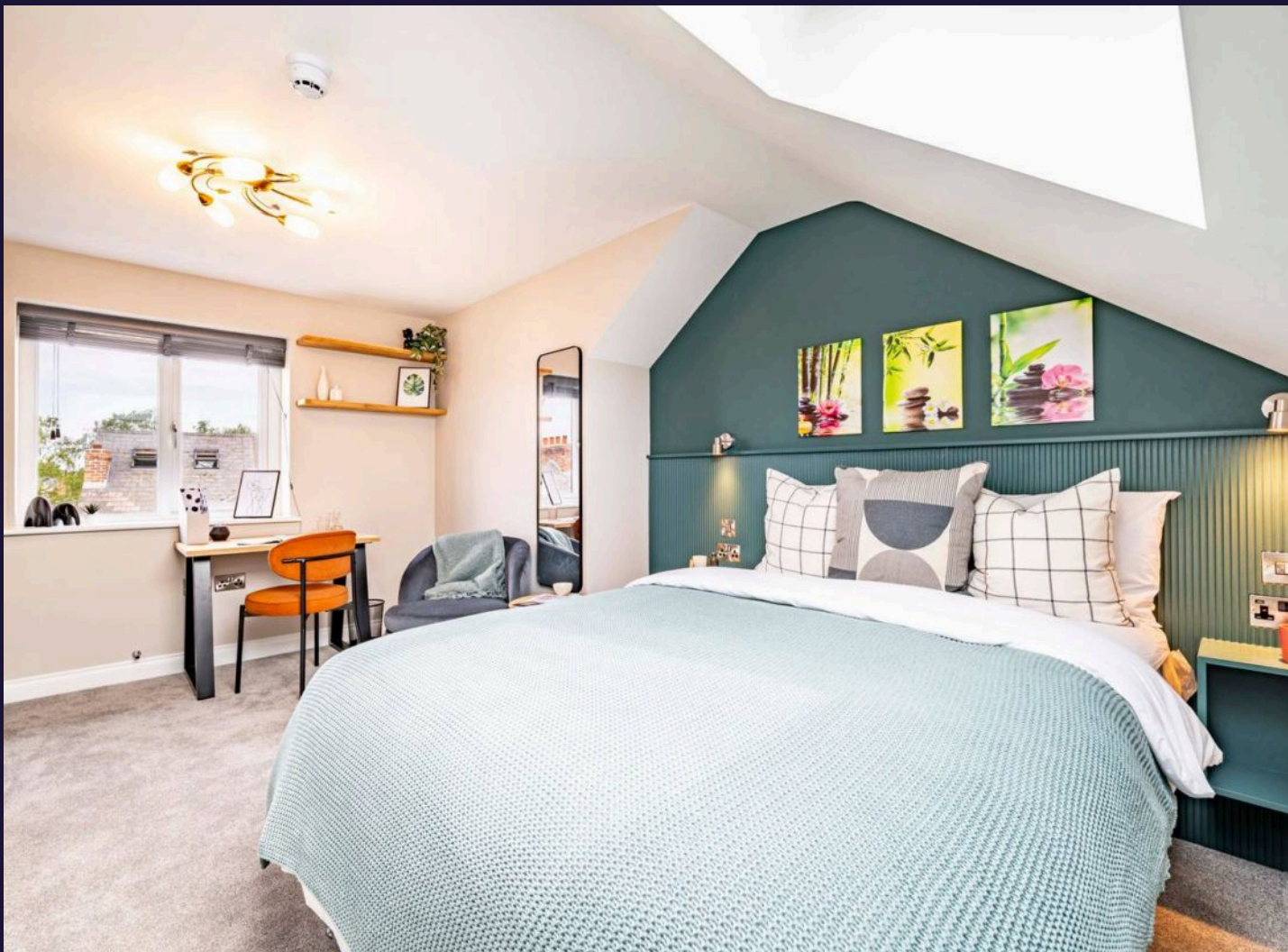




Gladstone Street, Long Eaton
£800 pcm

 **Comfort**
Estates



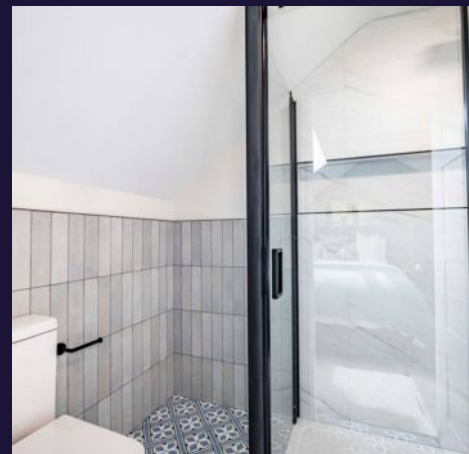
Room 8, Gladstone Street

Long Eaton, Nottingham

Stunning 9-Bedroom HMO – Fully Refurbished & Furnished with Ensuite Rooms | Gladstone Street, Long Eaton

We are proud to present this stunning, **newly refurbished 9-bedroom house share**, ideally located on **Gladstone Street** in the heart of **Long Eaton**. Finished to an exceptional standard throughout, this property has been thoughtfully designed with **professional sharers** in mind, combining modern style with a comfortable, homely feel with an amazing co-living space.

Each of the **nine fully furnished bedrooms** comes with its own **private ensuite bathroom**, offering maximum comfort and convenience. The spacious **open-plan kitchen and living area** on the ground floor provides a welcoming communal space, perfect for socialising and relaxing.





Room 8, Gladstone Street

Long Eaton, Nottingham

| Second Floor Bedroom | En-suite Bathroom | Fully Furnished | Shared Kitchen & Living Area | House Share | Garden | Bike Storage |
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Bills Inclusive
- Built in Storage and Wardrobes
- Modern En-suite Bathroom
- Integrated Workspace
- Open Plan Kitchen & Living Area
- Utility Room Fitted With Appliances
- Fully Furnished
- Spacious Double Bedroom
- Second Floor



Additional features include:

- A **shared downstairs WC with sink**
- A separate **utility room** with ample storage, washing machines and dryers, additional sink space, and **two large freezers**
- A **private patio and garden space** accessible from the living room and side gate of the property
- **Secure bike storage** for up to 9 bicycles

Bedrooms are spread across all three floors, with:

- Rooms 1–3 on the ground floor
- Rooms 4–7 on the first floor
- Rooms 8–9 on the top floor

This property is offered **fully furnished** and presented to a high standard. *Please note: the property has been staged for marketing purposes; decorative items shown are not included.*

The property is ideally located close to the M1, making it perfect for commuters travelling to Nottingham and Derby. The nearby train station is just a short walk or drive away, offering excellent transport links. You'll also find a great selection of shops, cafés, and restaurants within easy reach, and a beautiful canal at the end of the street adds a peaceful, scenic touch to the area.

The monthly rent is inclusive of the following utilities - gas, water, electric, TV licence & broadband.

There is no allocated parking for this property.





Bedroom 8

Bedroom 8 is located on the third floor of the property. It comes fully furnished with built in storage/wardrobes and an integrated workspace. There are built in bedside tables with wall mounted lights either side of the bed along with further lighting around the desk area and main lights on the ceiling.

Ensuite

Brand new ensuite bathroom, fitted with a spacious shower cubicle, toilet, mirror sink and cabinet.

Living Area & Kitchen

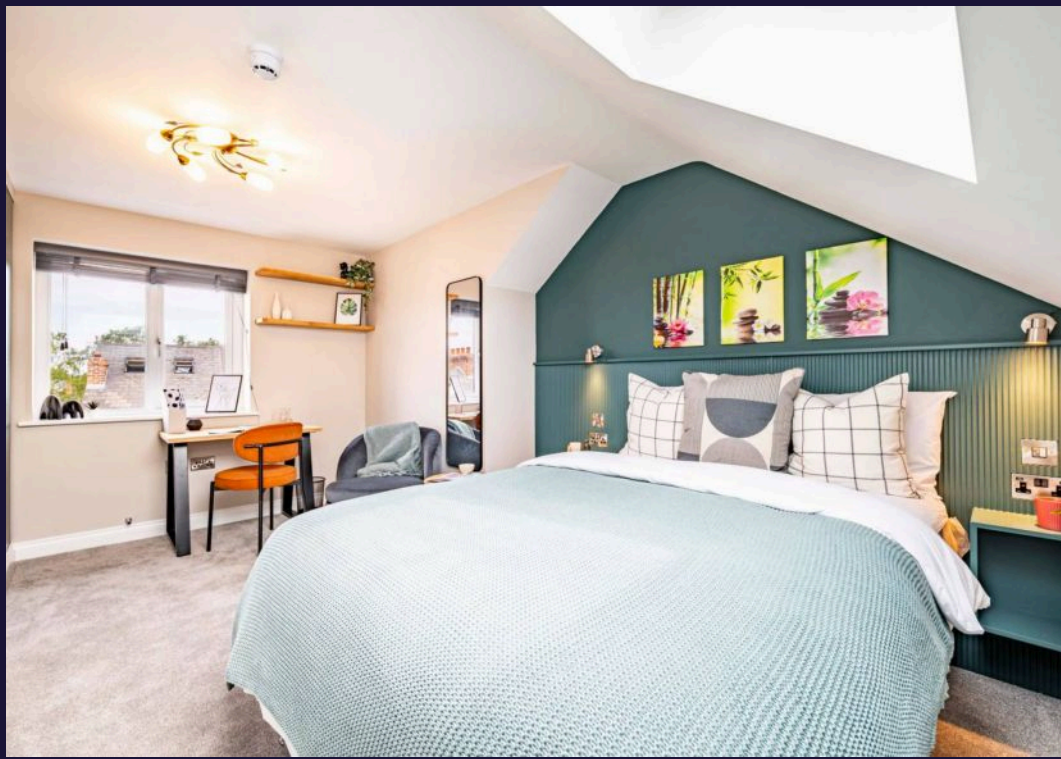
Open plan, fully equipped kitchen & living space. The kitchen benefits from three ovens and hobs, dishwasher, sink and washing up area, two large fridges, all crockery/pots & pans, toaster, kettle, and plenty of worktop space. In the living area there is an extendable table and chairs to seat up to 10 people, sofa, coffee table and large wall mounted TV.

Communal Downstairs WC

Located on the ground floor of the property towards the end of the hall way - a WC with sink and toilet. This is a communal toilet for the use of all tenants.

Utility Room

Located on the ground floor, the utility room houses 2 large freezers, washing machines, sink area and ample storage.





Ground Floor



First Floor



Second Floor



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk