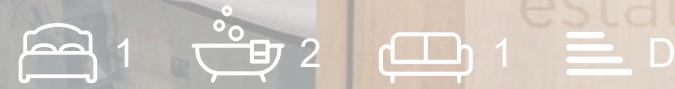


The logo for 'ms estates' is located in the top right corner. It consists of the lowercase letters 'ms' in a bold, blue, sans-serif font, with a thin red horizontal line underneath. Below this, the word 'estates' is written in a smaller, blue, sans-serif font. The entire logo is set against a yellow square background with blue L-shaped corner accents.

Room 2, 16 Gregory Avenue, Nottingham, NG7 2EQ  
£125 Per Week

A set of icons representing property features: a bed icon with the number '1', a bathtub icon with the number '2', a sofa icon with the number '1', and a menu icon with the letter 'D'. These icons are overlaid on a semi-transparent grey bar at the bottom right of the image.

## Floor Plan



- STUDENT ACCOMMODATION.
- ALL BILLS INCLUDED.
- 6 bedrooms.
- 2 bathrooms - 2 showers & separate bath.
- Secure bike store at rear.
- Open-plan living/kitchen dining area.
- Excellent location off Lenton Boulevard.
- Permit parking.
- Close to local amenities.
- ARLA Registered Agent.



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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