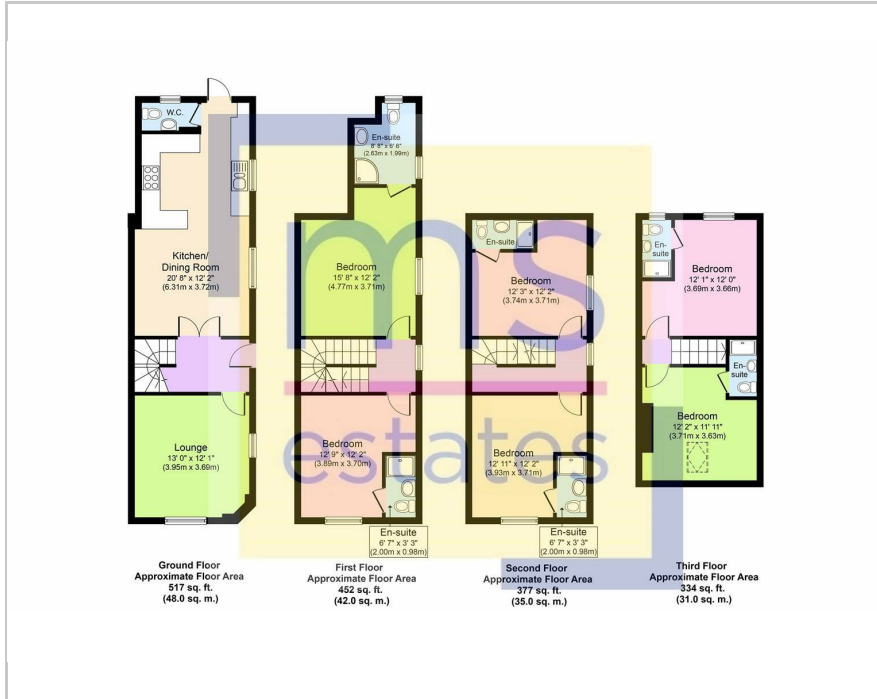




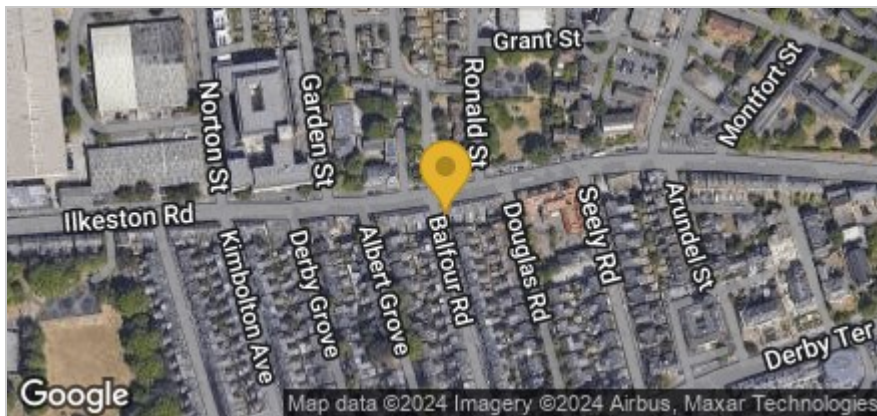
89 Ilkeston Road, Nottingham, NG7 3HA  
£960 Per Week



## Floor Plan



## Area Map



- STUDENT ACCOMMODATION.
- ALL BILLS INCLUDED.
- SIX ENSUITE ROOMS.
- Large, open-plan modern kitchen/dining area with TV.
- Separate lounge with TV.
- Recently refurbished to a high standard.
- Very well presented throughout.
- Excellent location on the corner of Balfour Road.
- Very close to local amenities.
- ARLA Registered Agent.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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