



**FIRST  
MONTH'S RENT  
FREE\***

Collingham Crescent, Nottingham, NG5

£1,295 PCM

FIRST MONTHS RENT FREE!

Are you looking for your next home in Ridgeway. Now is the perfect time to make a move! For a limited time only we are excited to offer the First Month's Rent Free on selected properties. This exclusive offer is designed to help you settle into your new home with one less thing to worry about.

Positioned in the heart of historic Bestwood—c.5 mile north of Nottingham City Centre—we proudly offer an attractive collection of stylish two to four bedroom modern family homes that benefit from close proximity to an abundance of supermarkets, various green open spaces including the 650-acre Bestwood Country Park, an abundance of high graded primary schools surrounding the site and Nottingham City Hospital just 1.3 miles to the south.

The Bourne:

Open-plan kitchen/diner with integrated appliances

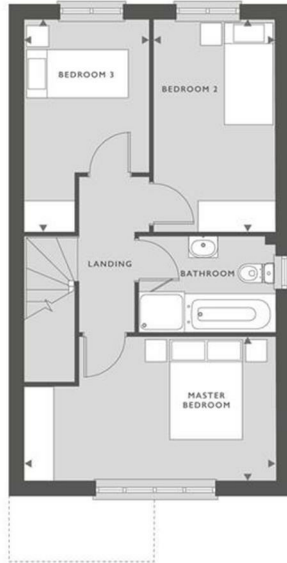
Light enhancing French doors

Separate spacious living room

Three well-proportioned bedrooms



948 SQFT  
88.07 M<sup>2</sup>



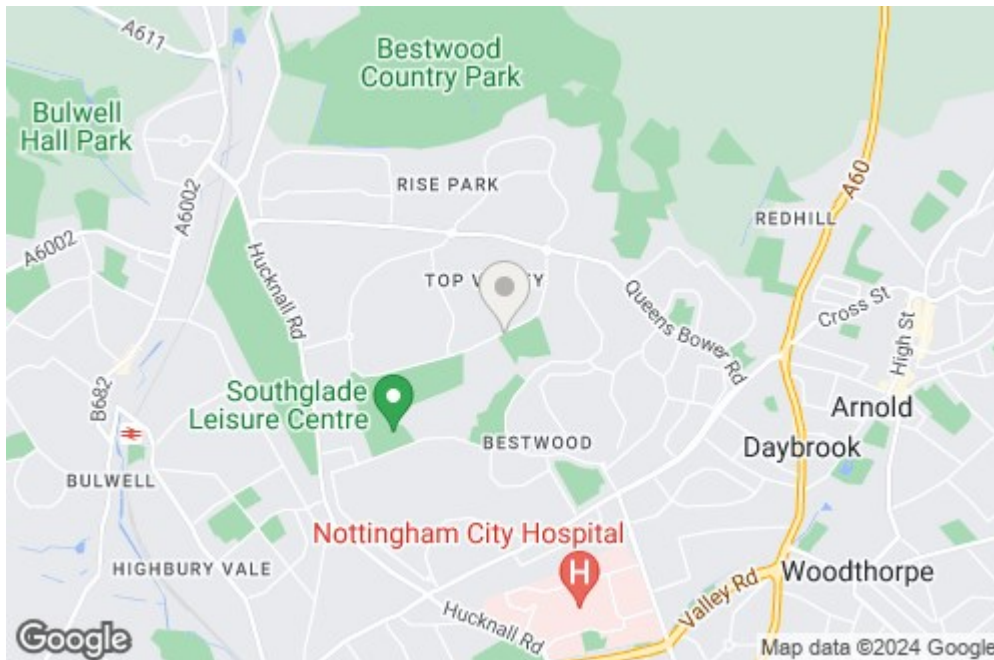
**GROUND FLOOR**

KITCHEN/DINING	4.79M X 3.92M	15'9" X 12'10"
LIVING ROOM	3.73M X 4.78M	12'2" X 15'8"

**FIRST FLOOR**

MASTER BEDROOM	4.82M X 2.78M	15'9" X 9'1"
BEDROOM 2	2.32M X 3.99M	7'7" X 13'1"
BEDROOM 3	2.37M X 4.04M	7'9" X 13'3"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	95	B	B

The table provides a detailed breakdown of the Energy Efficiency Rating (84/95) and Environmental Impact (CO<sub>2</sub>) Rating (B/B) for the property, including a color-coded scale for each.