

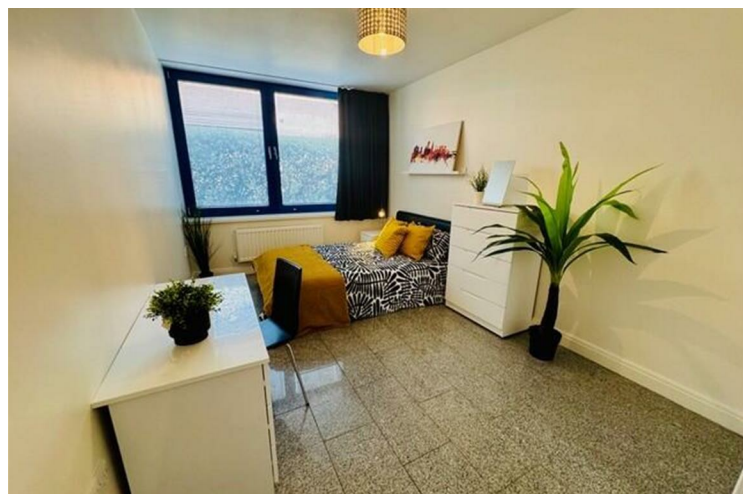


## ROOM 2, 87 WOLLATON ROAD NOTTINGHAM

£675 PCM

A bright and generously sized furnished double bedroom with a private off-suite bathroom is available. ALL utility bills and Wi-Fi are INCLUDED in the rent, offering you hassle-free living.

VIRTUAL TOUR AVAILABLE



- SEE VIDEO TOUR LINK • Large double room • Private off-suite bathroom • Fully furnished • All utilities and council tax bills included

The room includes a double bed with mattress, bed side table, chest of drawers, wardrobe, chair and new desk.

The room comes with a private en-suite bathroom featuring a shower, wash basin, and toilet for your exclusive use.

The property is a 6 bedroom house share and is home to five friendly working professional tenants. The house offers a welcoming atmosphere. There is a large communal kitchen and living area, fully equipped with oven, hob, fridge/freezers, microwave, kettle, dining table with chairs, a spacious sofa and fitted units. A separate utility room houses a washing machine and dryer, available at £1 per use. The property is well maintained and has a communal cleaner who visits the property once a week to clean all communal areas.

Located just off Wollaton Road in the heart of Beeston town centre, the house is perfectly placed for access to local shops, cafes and amenities. Nottingham's universities and the QMC Hospital are within easy reach, making it an ideal location for professionals and postgraduates alike.

While there is no car parking available, a secure communal bicycle storage is provided for residents.

No car parking is included but communal bicycle storage is available for residents to use.

Rent inclusive of gas, electric, water/sewerage, council tax, internet and communal areas cleaner.

- EPC Rating: C (bills included in rent)

- Council Tax Band: C (Broxtowe Borough Council, although included in rent)

- Water supply: Mains

- Sewerage: Mains

- Electricity supply: Mains Supply

- Heating: Gas Mains

- Heating and hot water status: radiators and hot water from gas central heating boiler.

- Broadband and mobile phone coverage: see checker. ofcom.org .uk.

- Flood risk in this location: River/Sea = Very Low. Surface water = Low. Ground water = Unlikely.

- Coalmine status: located on a coalmine.

- Planning permission in the area: see public access. broxtowe.gov .uk/online-applications/

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £161.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, being £700.00. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The



- Communal secure bicycle storage • Weekly communal cleaner • Located within Beeston town centre • All Professionals property • Very close to Lidl Supermarket

Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.





87 Wollaton Road Beeston NG9 2NG



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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		

**EPC Rating: C      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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