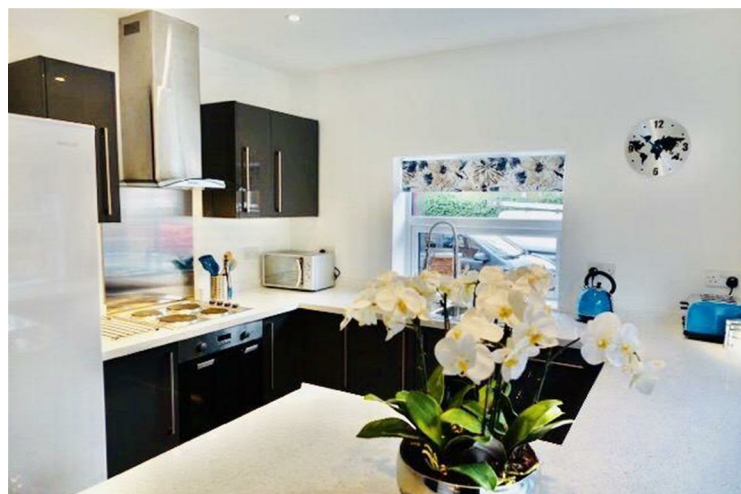
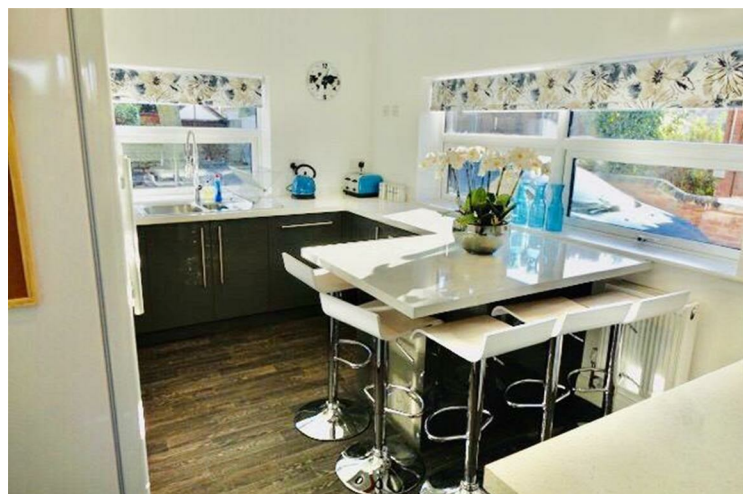




ROOM 1 96A RADCLIFFE ROAD NOTTINGHAM

£575 Per

A spacious, furnished double bedroom available in a house share off Radcliffe Road, Nottingham, within walking distance of West Bridgford town centre. Radcliffe Road offers convenient access into Nottingham city centre, and a wide range of local amenities are close by.



• Double Bedroom with Shared Shower room • INCLUSIVE of all Bills and Wi-Fi • Popular Location • Off Road Parking Available • Cleaner for Communal area and Shared Bathroom • Within Walking Distance of West Bridgford Town Centre • Easy Transport Links to Nottingham City Centre

Room information

Room 1 is furnished with a double bed and mattress, bedside table, desk, chest of drawers, and wardrobe.

Shared kitchen and lounge area

The house comprises five bedrooms in total and features a communal kitchen equipped with an oven, hob, fridge/freezer, and fitted units.

There is a washing machine and dryer, available for use at £1.00 per cycle for each appliance.

Residents can enjoy access to a communal lounge and a rear garden.

Shared shower room

The shower room is located across the hallway and is only shared with one other.

Additional Info

The house is ideally located just off Radcliffe Road, within walking distance of West Bridgford town centre. Radcliffe Road offers convenient access into Nottingham city centre, and a wide range of local amenities are close by.

The property benefits from a car park with spaces available on a first-come, first-served basis, as well as additional on-street parking to the front of the building.

The rent is inclusive of all utility bills, internet, and regular cleaning of communal areas.

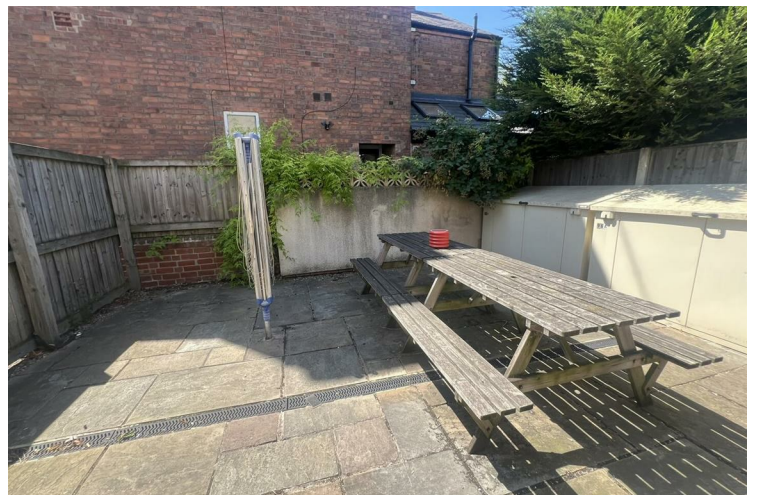
EPC Rating = C. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £132.00 (not

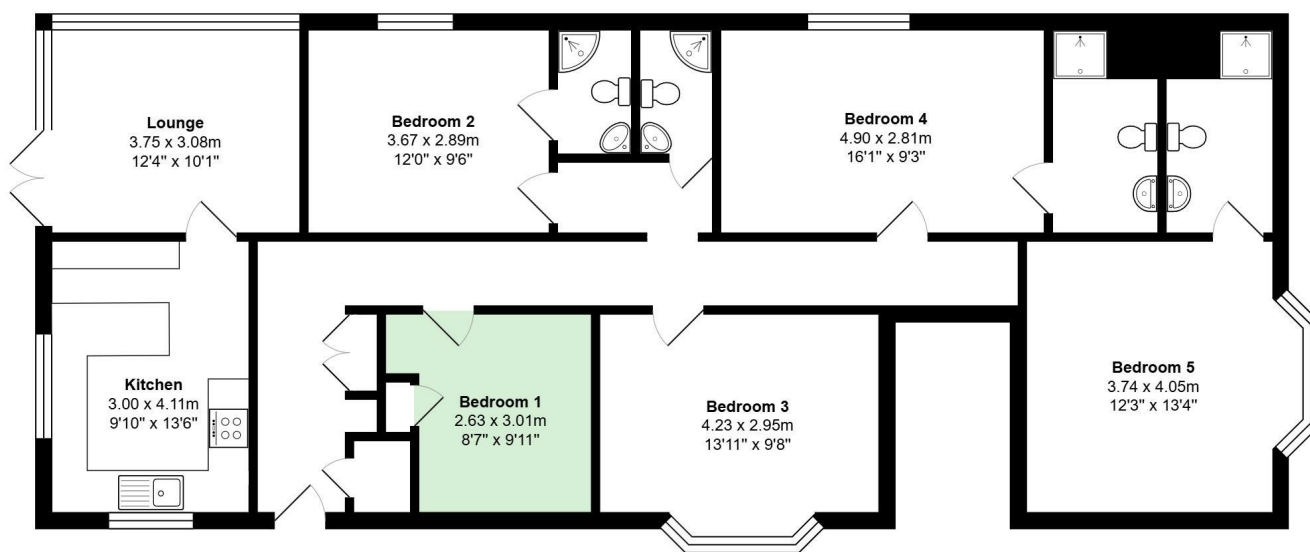
a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent, being £300.00. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



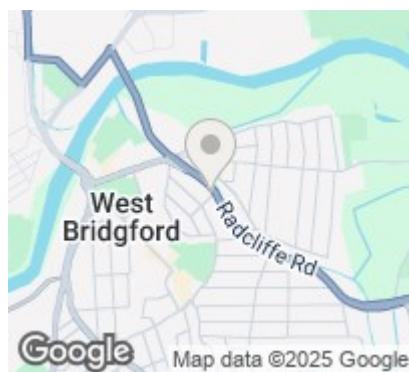
- Close to Trent Bridge Cricket Ground and City Ground Football Club • Virtual video tour available!





Total Area: 127.7 m² ... 1375 ft²

All measurements are approximate and for display purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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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