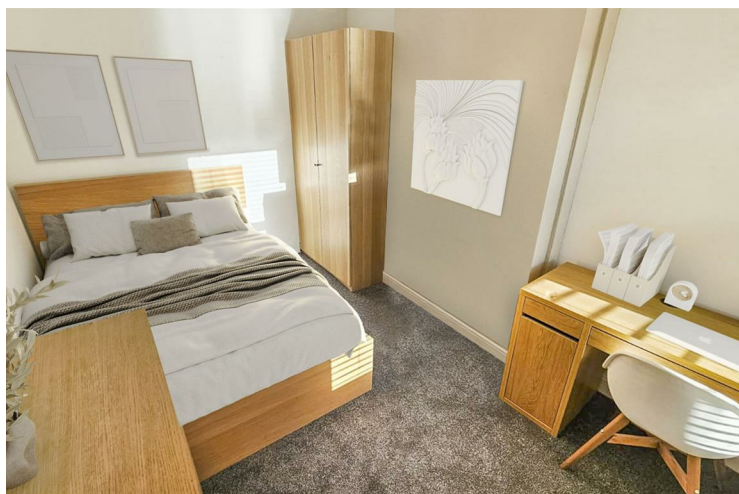




14 ROSEBERY AVENUE NOTTINGHAM

£450 Per

Rooms available now from £450pcm - £515pcm with all bills included, available within this 5 bedroom property, situated within very short walking distance of West Bridgford town centre.



• All bills and internet included • Rooms from £450pcm - £515pcm, with low security deposit of £300 • Off road parking space available for an additional £40pcm • Communal lounge and spacious kitchen • Shared 1st floor bathroom and 2nd floor shower room

Room 1 - £515pcm (LET S.T.C)

Ground floor double bedroom, furnished with a double bed, mattress, bed side table, desk with chair, mirror and wardrobe.

Room 2 - £450pcm

1st floor rear bedroom, furnished with a 3/4 bed, mattress, bed side table, desk with chair and wardrobe.

Room 3 - £475pcm

1st floor middle double bedroom, furnished with a double bed, mattress, bed side table, chest of drawers, desk with chair and wardrobe.

Room 4 - £475pcm

1st front middle, double bedroom, furnished with a double bed, mattress, bed side table, tall chest of drawers, desk with chair and wardrobe.

Room 5 - £500pcm

2nd floor double bedroom, furnished with a double bed, mattress, bed side table, chest of drawers, desk with chair and wardrobe.

Material information

Material Information

- Sewerage: Mains
- Heating and hot water type: Gas central heating
- Broadband & mobile coverage: Internet included within the rent. Full details can be found at ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
- Flood risk: River and Sea: Low; Surface Water: Low; Groundwater: Very Low Reservoirs: Low

- Located on a coalfield

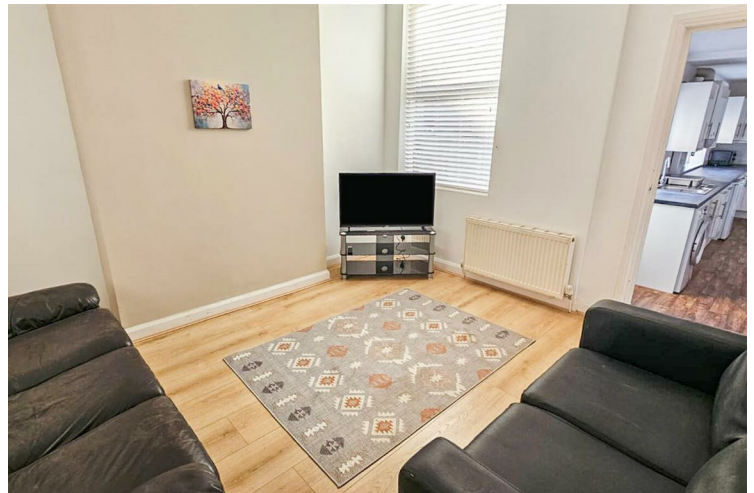
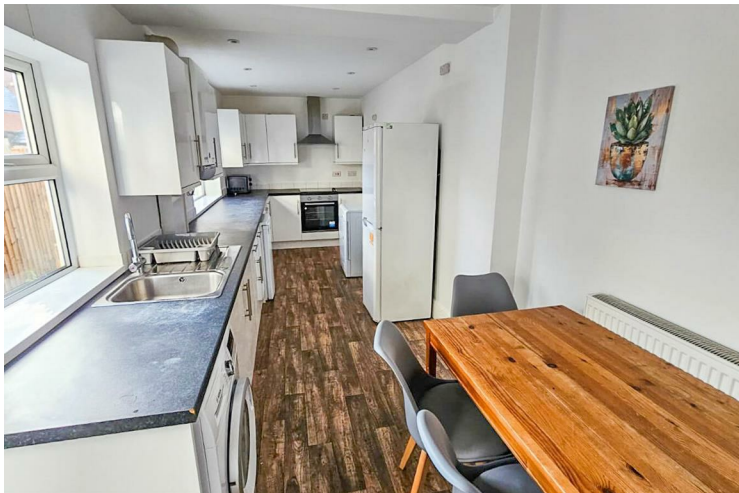
- Parking: One off road parking space available to the rear available for an additional £40pcm. On street parking available on Rosebery Avenue. Details on availability and fees found here - nottinghamshire.gov.uk/transport/parking/residents-parking-schemes

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), from £103 - £118. Tenancy deposit of £300. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



- Walking distance to West Bridgford town centre • Further permit parking available on street (subject to availability and council fees) • Nottingham city centre within easy reach • A 3 month minimum tenancy would be considered





Total Area: 110.0 m² ... 1184 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: B

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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management