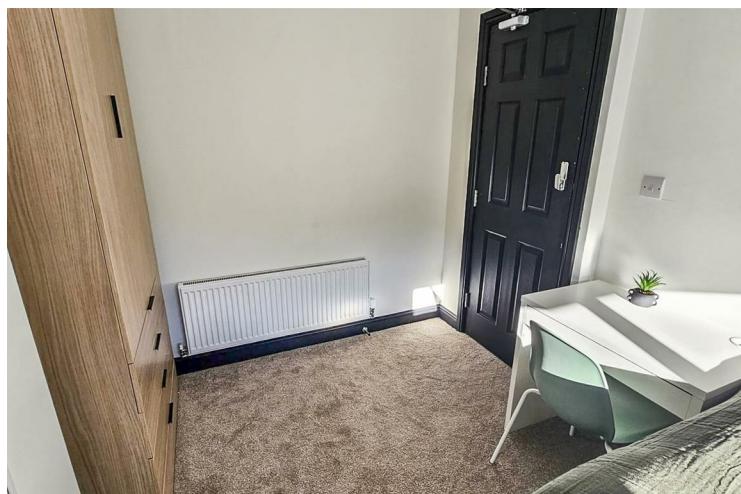


## ROOM 3 8 ST. EMMANUEL VIEW NOTTINGHAM

£625 PCM

### \*\*VIDEO LINK AVAILABLE\*\*

Double bedroom for rent in this refurbished shared house, inclusive of all bills and internet, with private off-suite shower room. 5 minute walk to the Muirfield road bus stop, providing direct bus links to Nottingham City Hospital and the City Centre.



- 1st floor double bedroom with own off-suite shower room
- Rent inclusive of utilities, council tax and internet
- Room includes a wall mounted TV
- Shared kitchen and utility room
- Communal garden to the rear
- Fully refurbished
- Close to bus stop with direct routes to City Hospital & City Centre

### Room 3

This 1st floor Room is furnished with a double bed with mattress (duvet, pillows and covers within the photograph not included), wall mounted bed side table, desk with chair and wardrobe.

### Property features

- 2 miles away from City Hospital.
- Driveway to the front for off road parking on a first come, first serve basis, with further on street parking available.
- Bestwood Country Park within close walking distance.
- Rooms have been furnished and decorated to a high, tasteful standard.
- Wall mounted TV included.
- The off-suite shower rooms, located on the ground floor, includes a shower, sink and WC.
- Rent includes all utility bills and council tax.
- Internet included within the rent.
- House consists of 4 rooms all with their own en/off suite shower rooms, and two studios which include their own kitchenettes and en-suites.
- Newly fitted shared kitchen to include an oven, hob, fridge / freezer, air fryer and microwave. The room will include exclusive use of one wall unit within the kitchen and shared use of the the units. Also a breakfast bar with communal TV in the kitchen too.
- Utility room with shared access to washing machines, tumble dryer, ironing board and clothes drying racks.
- Shared rear garden to include outdoor seating.

- Communal areas cleaned every two weeks (does not include cleaning of the residents personal belongings or internal rooms).

- Double glazed windows.

### Additional information

Costs to move in to this property. Initial holding deposit = £144, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit = £721 equivalent to 5 weeks rent. 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.

### Material information

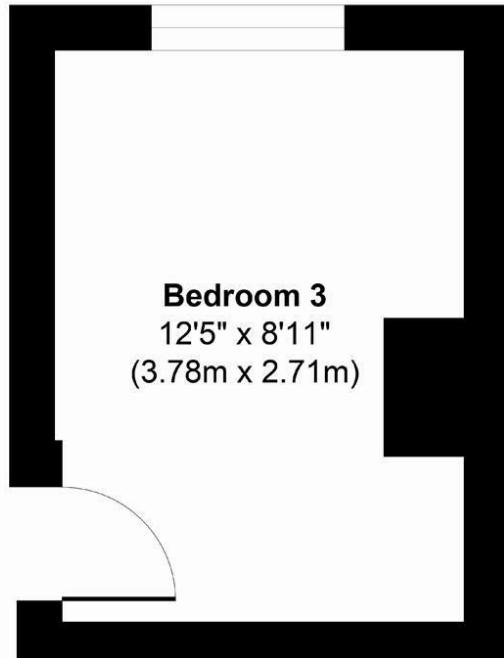
- EPC Rating: C
- Sewerage: Mains
- Heating and hot water type: Gas central heating
- Broadband & mobile coverage: Full details can be found at [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)
- Flood risk: River and Sea: Very Low; Surface Water: Very Low; Groundwater: Very Low Reservoirs: Very Low
- Coalfield or mining: Located on the coalfield



• 2 miles away from City Hospital • Walking distance to Bestwood Country Park • Driveway and on street parking available



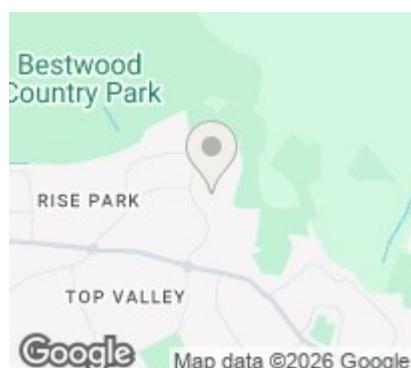
## 8 St Emmanuel View



**First Floor (Bedroom)**

**Approx. Gross Internal Floor Area 110 sq. ft / 10.18 sq. m**

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		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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