

Tristram's

Sales and Lettings

18 Fleming Gardens
Nottingham, NG11 8RT

- £75 per person per week.
- TV license and internet not included.
- Local to Tram links into Nottingham.
- Gas central heating.

£375 pw
EPC Rating '74'

A promotional banner for Tristram's. It features a background image of a blue residential building. The text includes the Tristram's logo, the text 'Property now LET Subject to referencing', a client rating of 4.8/5.0 stars, and a management fee of £42 including VAT.

Tristram's
Sales and Lettings

Property now LET
Subject to referencing

Rated by our clients 4.8/5.0 Stars
information taken from Google Reviews with 126 reviews as of 24th January 2019

Full property management from **£42** including VAT





Property Description

FULL DESCRIPTION

£75 per person per week. Utility Bills included. £500 deposit per person.

An excellent student property for 2019/2020 available September 2019 or slightly earlier if needed.

The property benefits from one bathroom and two toilets.

There are five bedrooms in the property which are furnished, the furniture provided are beds, desks and wardrobes. Anything extra would be brought into the property by the tenant. Sofa's and dining table are provided in the reception room.

The TV License and internet is the tenants responsibility.

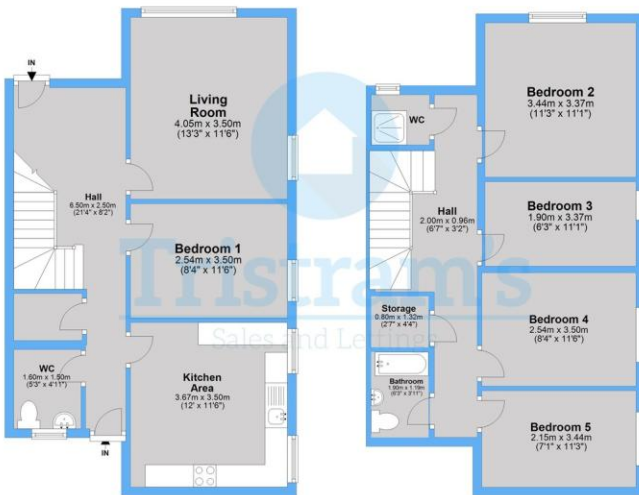
The property is just outside the city but walking distance to the University campus and located right near the Tram links into the city.



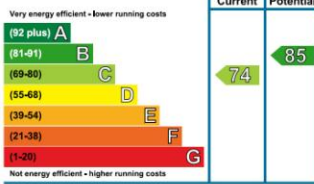


Ground Floor

First Floor



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

260 Derby Road
Bramcote
Nottingham
NG9 3JN

www.tristrans.uk.com
sales@tristrans.uk.com
0115 978 6825

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements