

## Radcliffe Road

West Bridgford, NOTTINGHAM, NG2 5HG

£2,491 Per Month

**\*\* INCLUSIVE BILLS \*\* AVAILABLE FOR 2023/24 ACADEMIC YEAR** Fantastic 5 bed student property on Radcliffe Road, West Bridgford. The property is in the centre of West Bridgford and close to all local amenities. An ideal location for the Nottingham Trent Clifton campus.

- ALARM SYSTEM
- 5 BEDROOMS
- REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CLOSE TO NOTTINGHAM TRENT UNIVERSITY
- STUDENT PROPERTY
- INCLUSIVE BILLS

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708 if you wish to arrange a viewing appointment for this property or require further information



## Floor Plan

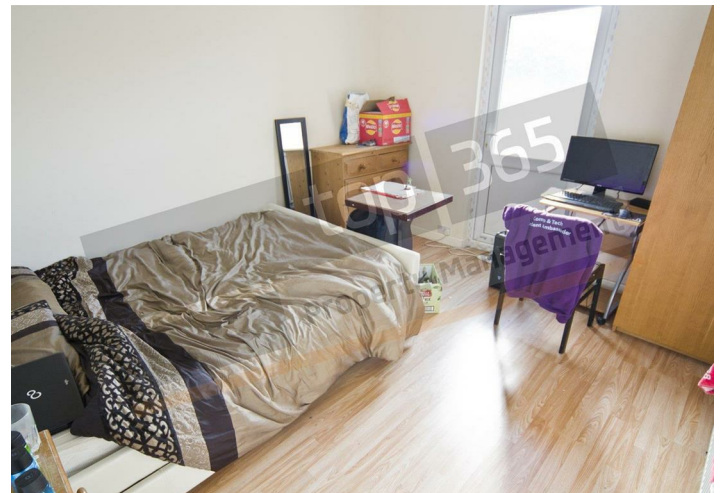
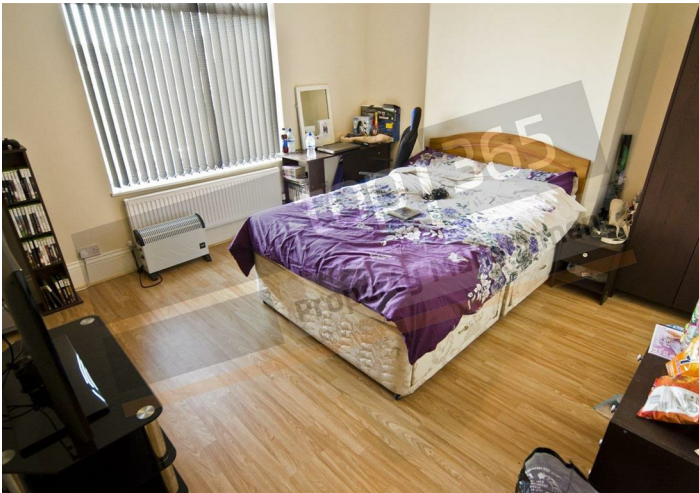


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

76 Derby Road | Nottingham | NG1 5FD

T: 0115 845 0708 M: 07758 520 126 E: enquiries@top365.co.uk W: www.top365.co.uk