



Queens Road East

Beeston, Nottingham, NG9 2GN

£795 Per Calendar Month

AVAILABLE FOR 2024/25 ACADEMIC YEAR

£795 PCM INCLUSIVE OF BILLS

EN-SUITE DOUBLE BEDROOMS

OPEN PLAN COMMUNAL AREA

SHORT COMMUTE TO UNIVERSITY OF NOTTINGHAM

PARKING AVAILABLE

This duplex apartment comprises of:

- A high specification and fitted kitchen-diner with a range of modern appliances which is inclusive of a fridge freezer, washer dryer, dishwasher, microwave and a much needed seating area of a separate kitchen bar and dining table
- A Living area/reception area that sits flush with the open plan kitchen-diner, furnished with contemporary sofas, coffee table and a large wall mounted Television
- the ground floor of this apartment consists of the kitchen, lounge, utility and ground floor WC. To the first floor 4 Double

- New development
- En-suite double bedrooms
- Open plan communal area
- Inclusive bills
- Short commute to University of Nottingham
- Parking available (subject to availability)
- Brand new fixtures and fittings
- £795 pcm all inclusive

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



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.

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