



## Queens Road East

Beeston, Nottingham, NG9 2GN

£6,778 Per Month

\*\*£195 PPPW BILLS INCLUDED\*\*

\*\*A LARGE PAPA JOHN PIZZA EVERY WEEK\*\*  
(capped at 32 weeks) T&C's apply

\*\*FREE TRAM PASS\*\*

\*\*FREE PARKING\*\*

\*\*MONTHLY CLEANER\*\*

AVAILABLE ACADEMIC YEAR 2025/26

8 ENSUITE BEDROOMS

90 inch wall mounted TV in Lounge

Modern Open Plan Kitchen/Lounge

Great location next to tram stop and UON

### 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

\*\*£195 PPPW BILLS INCLUDED\*\*

\*\*A LARGE PAPA JOHN PIZZA EVERY WEEK\*\* (capped at 32 weeks) T&C's apply

\*\*FREE TRAM PASS\*\*

\*\*FREE PARKING\*\*

\*\*MONTHLY CLEANER\*\*

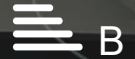
AVAILABLE ACADEMIC YEAR 2025/26

8 ENSUITE BEDROOMS

OPEN PLAN KITCHEN AND DINER

SEPERATE LIVING ROOM

UTILITY ROOM



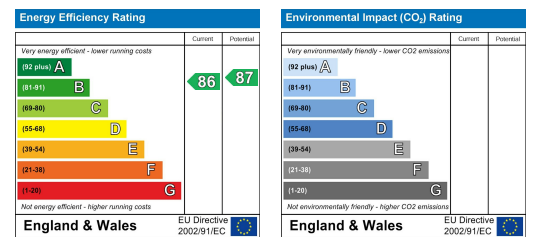
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

74 Derby Road | Nottingham | NG1 5FD

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