

## Queens Road East

Beeston, Nottingham, NG9 2GN

£758 Per Week

\*\*AVAILABLE FOR 2023/24 ACADEMIC YEAR\*\* INCLUSIVE OF BILLS \*\*

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
- To the ground floor of this apartment there 4 Double bedrooms, all furnished with full sized double beds, a wall mounted television, desk, chair, wardrobe, chest of drawers and en-suite shower rooms. There are a further 2 bedrooms to the second floor, all featuring the same high quality furnishings.

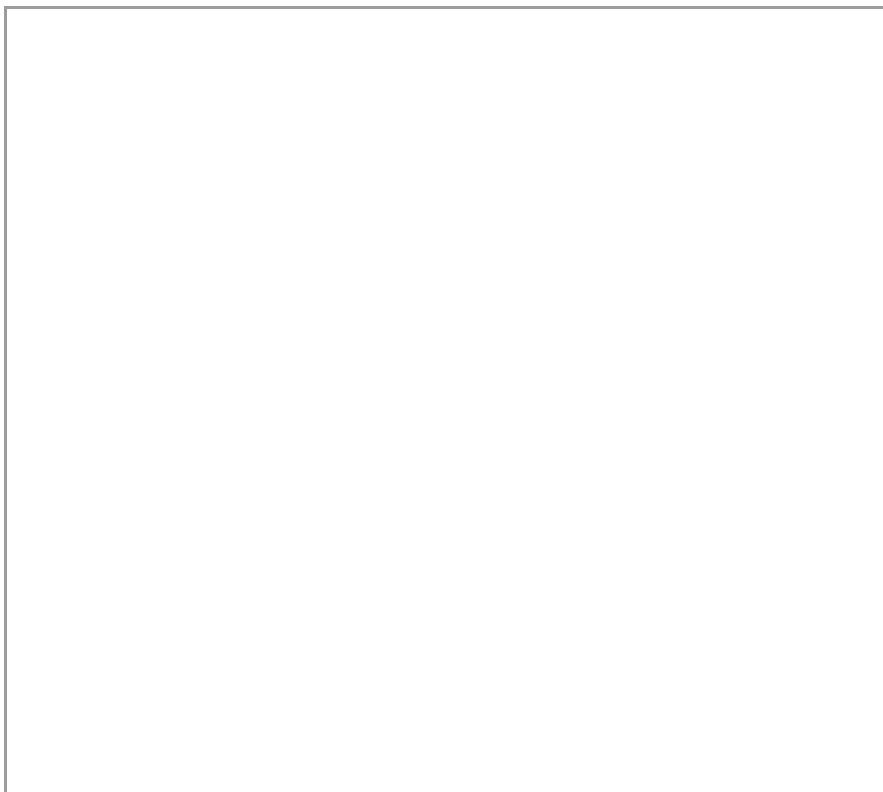
- Modern development
- En-suite double bedrooms
- Open plan communal area
- Short commute to University of Nottingham
- Parking available (subject to availability)
- Brand new fixtures and fittings
- £165pppw inclusive of bills\*
- Free Tram Pass

### 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

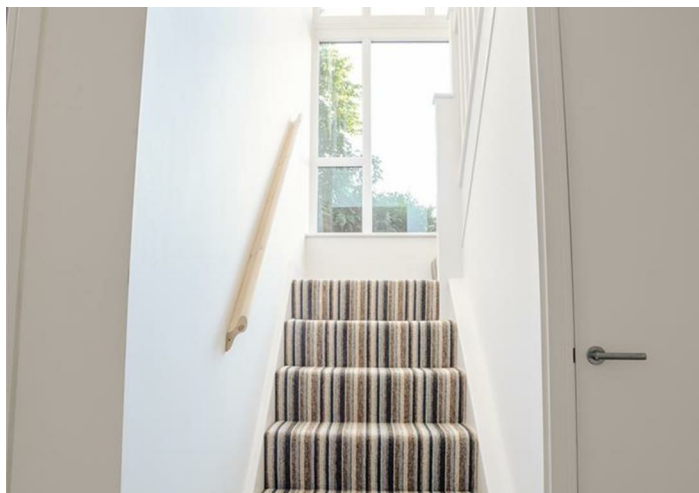
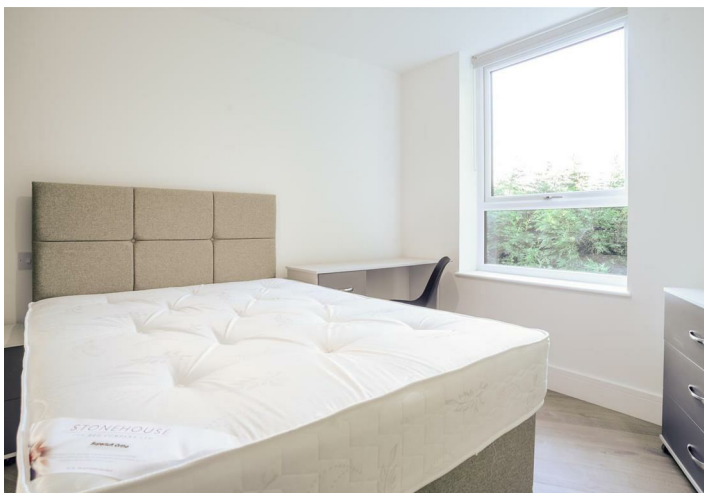


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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