



Queens Road East

Beeston, Nottingham, NG9 2GN

£715 Per Calendar Month

****AVAILABLE 2023/24 ACADEMIC YEAR**** Modern en-suite double bedroom FURNISHED. Perfect for students attending University of Nottingham. FREE TRAM PASS

- Brand 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
- £165pppw

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

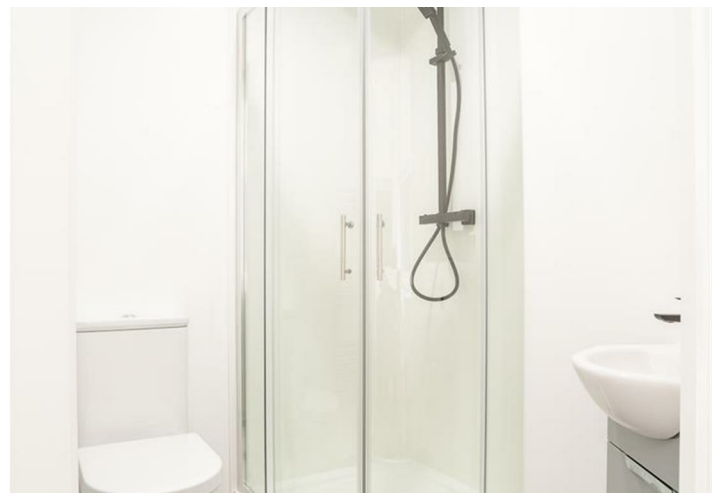


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
<table border="1"> <tr><td>(92 plus)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92 plus)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	<table border="1"> <tr><td>(92 plus)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92 plus)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G
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England & Wales		England & Wales																													
EU Directive 2002/91/EC		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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