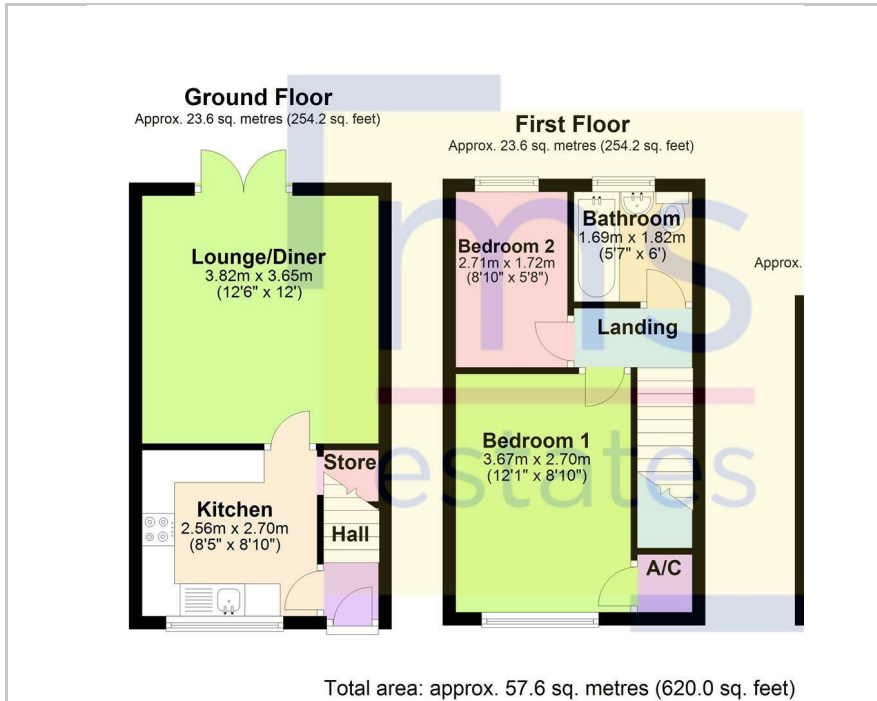


The logo for 'ms estates' is located in the top right corner. It consists of the lowercase letters 'ms' in a bold, blue, sans-serif font, with a thin red horizontal line underneath. Below this, the word 'estates' is written in a smaller, blue, sans-serif font. The entire logo is set against a yellow square background with a blue border.

20 Allington Avenue, Nottingham, NG7 1JX  
£950 Per Month

A set of icons representing property features is located at the bottom right. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a list icon with the letter 'C'. The icons are white and set against a semi-transparent grey background.A smaller version of the 'ms estates' logo is located in the bottom right corner, overlaid on a semi-transparent grey background. It features the lowercase letters 'ms' in a large, green, sans-serif font, with the word 'estates' in a smaller, green, sans-serif font below it.

## Floor Plan



## Area Map



- Furnished two bedroom house
- Best suited to a couple or single occupier
- Spacious living room looking onto garden
- Separate kitchen with washing machine
- 1 Bathroom
- Close to QMC, city, and university
- Private garden
- 20 Minutes walk to QMC
- 25 Mins walk to UON campus
- Close to local amenities

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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