



**City Road, Beeston, Nottingham**  
£578 pcm | 133ppw Including Bills





## City Road, Beeston

Nottingham, Nottingham

Now available to let by the room, 6/6 rooms available. This well-presented six bedroom, two bathroom, student property is ideally located in the ever-popular Dunkirk area, offering excellent access to both university campuses and a wide range of local amenities. The property provides generous and comfortable accommodation, making it an ideal home for students looking to live together in a convenient and sociable setting.

You are perfectly positioned within a 10 minute walk to the University of Nottingham, the Queens Medical Centre and the excellent public transport links close by. The nearby tram stop also provides quick and easy access to the Queen's Medical Centre, Nottingham City Centre, and Nottingham Train Station, making commuting and travelling around the city extremely convenient.

The property itself offers six well-proportioned bedrooms, two bathrooms, and spacious communal living areas, creating a comfortable and practical shared living environment. The kitchen comes fully equipped with appliances including a washing machine and tumble dryer. To the front of the property, there is the added benefit of off-street parking for two vehicles, a rare and valuable feature in this popular student area. To the rear there is a generous private garden.



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## City Road, Beeston

Nottingham, Nottingham

| Now Available By The Room! | Your Student Home for 2026/27 | 6/6 Rooms Available | £133pppw | Bills Included | Flexible Contract Dates | 6 Bedrooms | 2 Bathrooms | Driveway for Two | 10 Minutes Walk to Campus, Tram Link, and QMC |

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Student Home For 2026/27
- £133pppw Including Bills
- Deposit £350 pp
- Flexible Dates
- Extremely Convenient Location
- 10 Minutes Walk From Public Transport Links
- 10 Minutes Walk From Campus
- 10 Minutes Walk From QMC
- Driveway For Two Vehicles

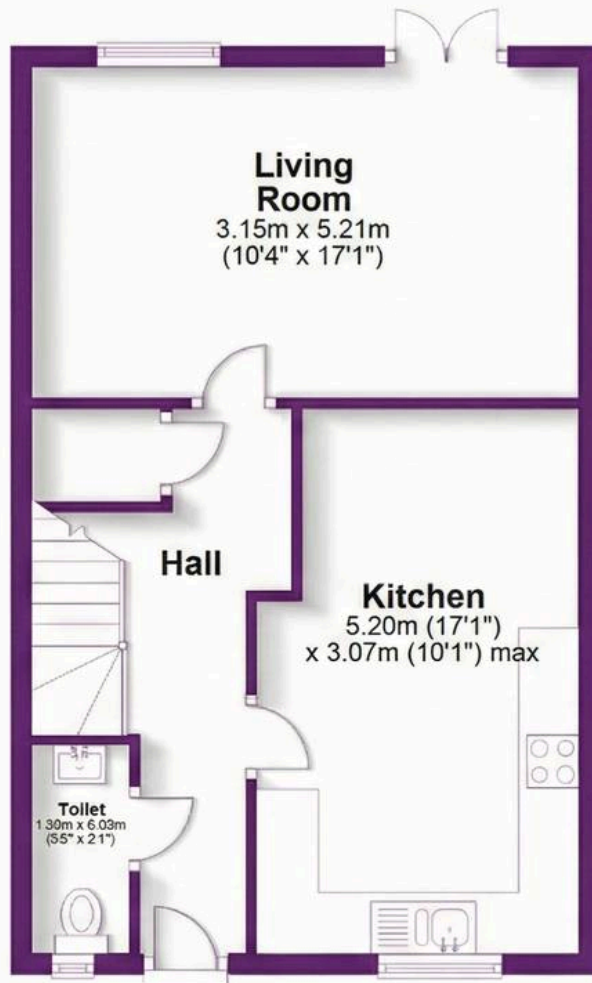


### **Bills**

Bills included are Gas, Water, Electricity, and Internet. The Tenant is responsible for arranging the supply and payment of all other bills and utilities, if applicable.

## Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



## Second Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 119.4 sq. metres (1285.2 sq. feet)



## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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