



## ROOM 4 BENNETT STREET NOTTINGHAM

£650 Per

\*VIRTUAL TOUR AVAILABLE - SEE LINK BELOW\*

New luxury fully furnished en-suite rooms located in a great location for access to Long Eaton town centre, Nottingham and A52.  
Quiet HMO ideal for airport/NHS/commuters/shift workers

Get 50% of the first month's rent as cashback if the holding deposit is paid by 18th April 2026!



- Quiet and private
- Ensuite shower room
- Blackout blinds included
- High spec 42-inch TV included
- Fast Wi-Fi
- Desk/workspace
- Fully furnished including bedding
- Plenty of storage space including under bed storage provided
- Modern shared kitchen with brand new appliances and own lockable food storage

### Shared facilities

To include a spacious, modern kitchen with American fridge freezer, two ovens, two hobs, two sinks, microwave, kettle, toaster, and free-to-use washer dryer. Each tenant has two lockable cupboards plus access to communal storage. A cleaner services kitchen, garden, stairs, and landings. A cleaning cupboard with Hoover, iron, and pegs is also provided.

### Room 4

Room 4 (see floorplan) on the first floor is fully furnished (as seen) with blackout blinds, 3/4 bed with quality mattress and under-bed storage, bedside table, wardrobe, drawers, large desk, bedding, and a 42-inch TV. Individual temperature control allows you to set your ideal environment. All bills included: council tax, internet, gas, and electricity.

### Outside

the communal garden has a washing line, picnic bench, and shed for bike storage—ideal for summer relaxation. On-street parking is available (first come, first serve).

### Location

The property is well located it is surrounded by a variety of shops, making daily errands a breeze. Additionally, the proximity to the M1 motorway and public transport links ensures that commuting to nearby cities and towns is both quick and easy.

### Material Information

- EPC Rating: C (76)
- Sewerage: Mains
- Heating and hot water type: Gas central heating
- Broadband & mobile coverage: Full details can be found at

[ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

- Flood risk: River and Sea: Low; Surface Water: Low; Groundwater: Very Low Reservoirs: Low
- Located on a coalfield

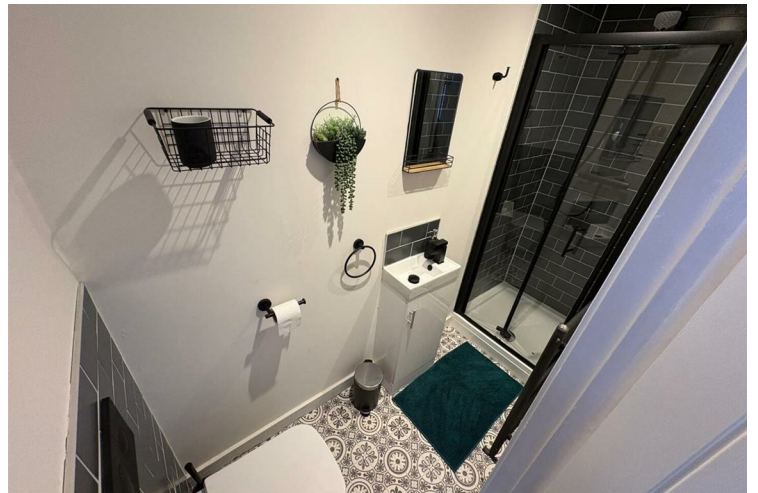
### Cashback Terms & Conditions

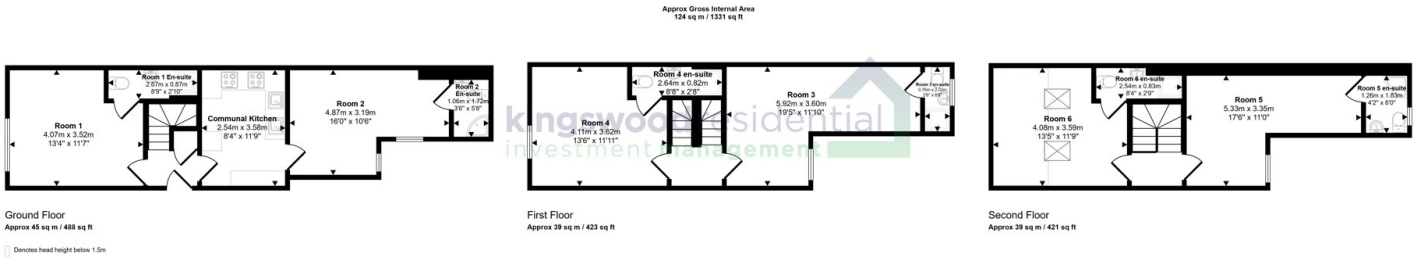
50% of the first months rent shall be refunded subject to:

- The Landlord and Kingswood Residential accepting your application in principle;
- You paying the Holding Deposit and agreeing to our Holding Deposit and Tenancy Guide terms and conditions by Friday 18th April 2026;
- You ensuring your references are returned no later 24th April 2026;
- The Landlord and Kingswood Residential approving your references and Right to Rent checks once received;
- You and the Landlord signing a Tenancy Agreement with a start date of no later than 30th April 2026;
- You paying the first instalment of Rent and the Tenancy Deposit due under the Tenancy Agreement.



- Inclusive of bills – Gas, Electric, Water & Council tax & Hi-speed Wi-Fi





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 200.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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