



Princess Avenue, Beeston
£413 pcm

 **Comfort**
Estates



Princess Avenue

Beeston, Nottingham

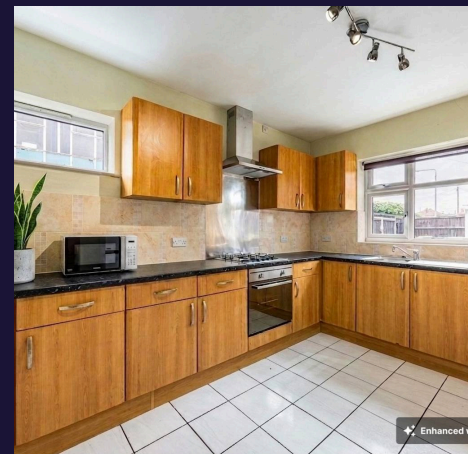
This great student property is perfectly positioned for students at the University of Nottingham.

Located in the heart of Beeston, the property offers the best of both convenience and lifestyle. You will be within approximately 12–15 minutes' walk of University Park Campus, making those early lectures far more manageable. Beeston Town Centre is just a short 5-minute walk away, where you can enjoy an excellent range of independent cafés, restaurants, bars, supermarkets and boutique shops, along with the popular Arc Cinema for entertainment right on your doorstep. The property also benefits from excellent public transport links, with Beeston tram stops just moments away providing fast and direct routes to campus and Nottingham City Centre.

The property itself comprises fully furnished double bedrooms, each including a double bed, desk, chair, drawers and wardrobe, creating comfortable and practical study spaces throughout.

The communal areas are ideal for social living, featuring an open plan lounge and dining area, alongside a modern, fully fitted kitchen. There is also a separate utility room complete with washing machine and tumble dryer, plus two bathrooms, helping to make shared living more convenient.

Externally, the property benefits from off-road parking for two cars and a large garden with





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| Your Student Home for 2026/27 | £95pppw | £412.80pppm | Bills Excluded |
Bills Inclusive Option £20pppw | Double Bedrooms | 2 Bathrooms | Private
Garden | Off Road Parking for 2 Cars |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Double Bedroom
- 2 Bathrooms
- Open Plan Living
- Private Garden
- Off Road Parking
- Bills Inclusive Option Available
- Flexible Start Date
- House Share



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Open Plan Kitchen

A bright and modern kitchen, with lots of wooden cabinets for storage. Tiled flooring and a large window over looking the garden. A built in oven and kitchen appliances also come with the kitchen.

Lounge

A cosy lounge, complete with leather sofa, dining table and chairs and tv cabinet with TV.

1 Double Bedroom

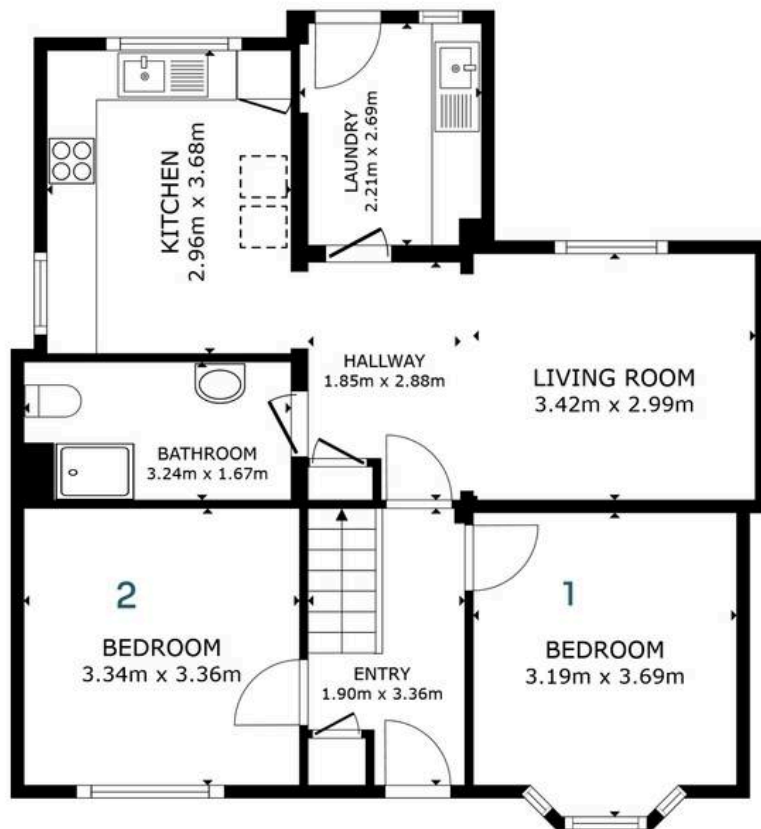
A spacious double bedroom furnished with wardrobe, a set of drawers, a desk and a chair, and benefit from sinks too. The room has internet access and a TV point.

2 Bathrooms

Two shower rooms including a large shower, toilet, wash basin and mirror.



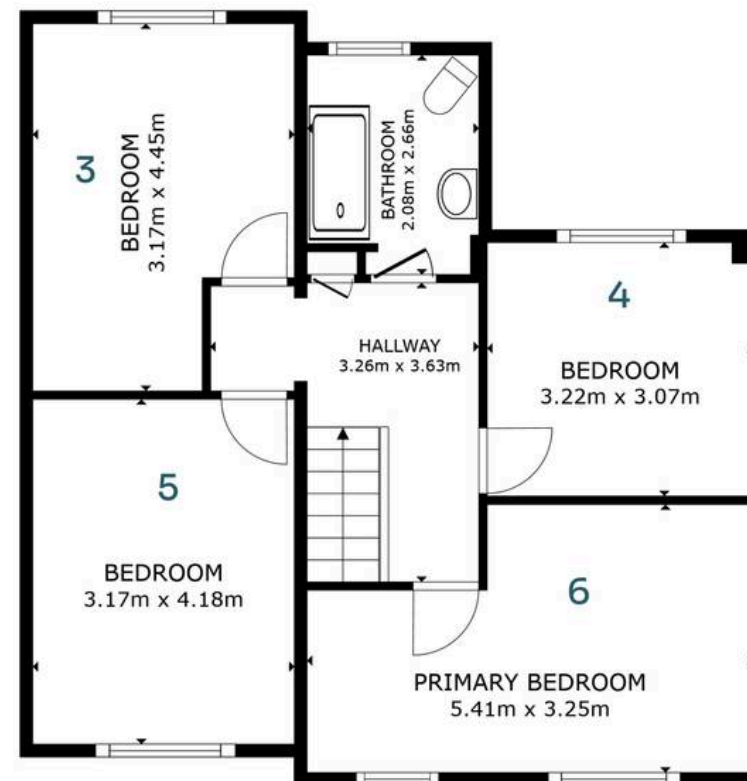
Comfort Estates



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 70.0 m² FLOOR 2 68.4 m²
TOTAL : 138.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 70.0 m² FLOOR 2 68.4 m²
TOTAL : 138.4 m²

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