



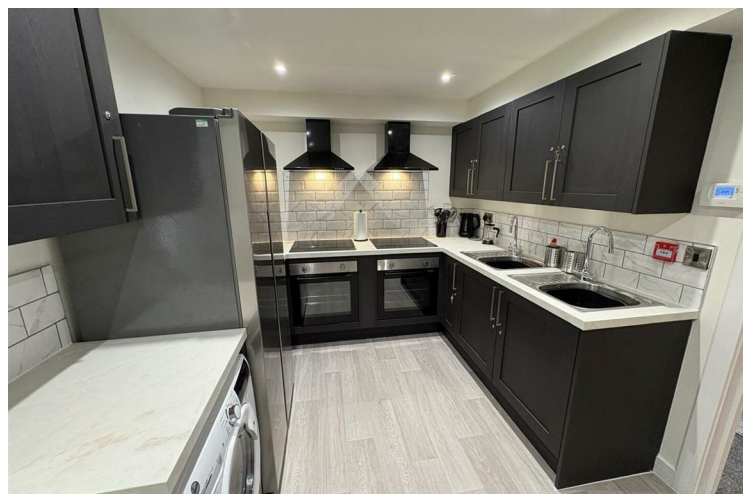
46 BENNETT STREET NOTTINGHAM

£595 Per

50% OFF FIRST MONTH'S RENT subject to terms and conditions

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

New garden seating and large bike shed



• *VIRTUAL TOUR AVAILABLE* Can be furnished or unfurnished • Weekly communal cleaner • Hands on landlord for property maintenance • High spec – 42" TV • Fast Wi-Fi • Ensuite shower room • Plenty of storage space including under bed storage provided

Room 3 available

Room 3 is situated at the rear of the property on the first floor (see floorplan) and comes fully furnished. It includes a 3/4 bed with a quality mattress, under-bed storage, wardrobe, 3 chest of drawers, bedside table and a 42-inch TV. (please note that bedding is not included) .The private en-suite features a toilet, shower, washbasin, and heated towel rail. Blackout blinds ensure privacy, while individual temperature control allows you to set your ideal comfort level. All bills are included—council tax, internet, gas, and electricity.

Communal areas

Residents share a spacious, well-equipped kitchen featuring an American fridge freezer, two ovens, two hobs, two sinks, a microwave, kettle, toaster, a washing machine and washer dryer (free to use). Each tenant has two lockable cupboards for storage, plus access to shared cupboards for cleaning supplies. A communal cleaner services the kitchen, garden, stairs, and landings, while tenants also have use of a cleaning cupboard with hoover, iron, and pegs.

Outdoors

The rear communal garden offers a washing line, and small shed for bike storage—perfect for relaxing in warmer months. There is on street parking available on a first come first serve basis.

Location

The location is particularly advantageous, as 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
- Flood risk: River and Sea: Low; Surface Water: Low; Groundwater: Very Low Reservoirs: Low
- Located on a coalfield

Terms & Conditions

50% Off Offer Terms & Conditions - 50% Cashback on the First Month's rent 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 18th August 2026;
- You ensuring your references are returned no later 24th August 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 29th August 2026;
- You paying the first instalment of Rent and the Tenancy Deposit due under the Tenancy Agreement.

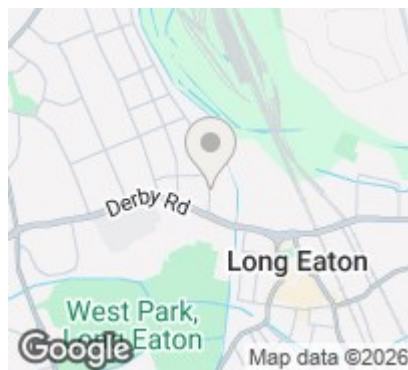
Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £137.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, being £300.00. First months rent in advance.



- Modern shared kitchen includes appliances and own lockable food storage
- Inclusive of bills – Gas, Electric, Water & Council tax & Hi-speed Wi-Fi
- Blackout blinds

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	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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