

## Queens Road East

Beeston, Nottingham, NG9 2GN

£5,735 Per Month

\*\*AVAILABLE FOR 2026/27 ACADEMIC YEAR\*\* INCLUSIVE OF BILLS \*\* DOUBLE ROOM AVAILABLE NOW \*\*

A brand new duplex apartment with 8 en-suite bedrooms is unparalleled in the student accommodation sector, with a superior finish and neutral décor throughout.

This duplex apartment comprises of:

- A high specification and fitted kitchen-diner with a range of modern appliances which is inclusive of a fridge freezer, washer dryer, dishwasher, microwave and a much needed seating area of a separate kitchen bar and dining table
- Two living/reception areas that sits flush with the open plan kitchen-diners, furnished with contemporary sofas, coffee table and a large wall mounted Television
- To the ground floor of these apartments there are 4 Double bedrooms in each, all furnished with full sized double beds, a wall mounted television, desk, chair, wardrobe, chest of drawers and en-suite shower rooms. There are a further 2 bedrooms to the second floor in each, all featuring the same high quality furnishings.

All of this is situated on the junction of Queens Road and University Boulevard, which over looks the university playing fields, is a two minute walk from University of Nottingham campus, a stones throw away from the tram stop that connect Beeston to Nottingham City Centre and lastly, a prime location for all students attending Trent universities and UoN.

### Viewing

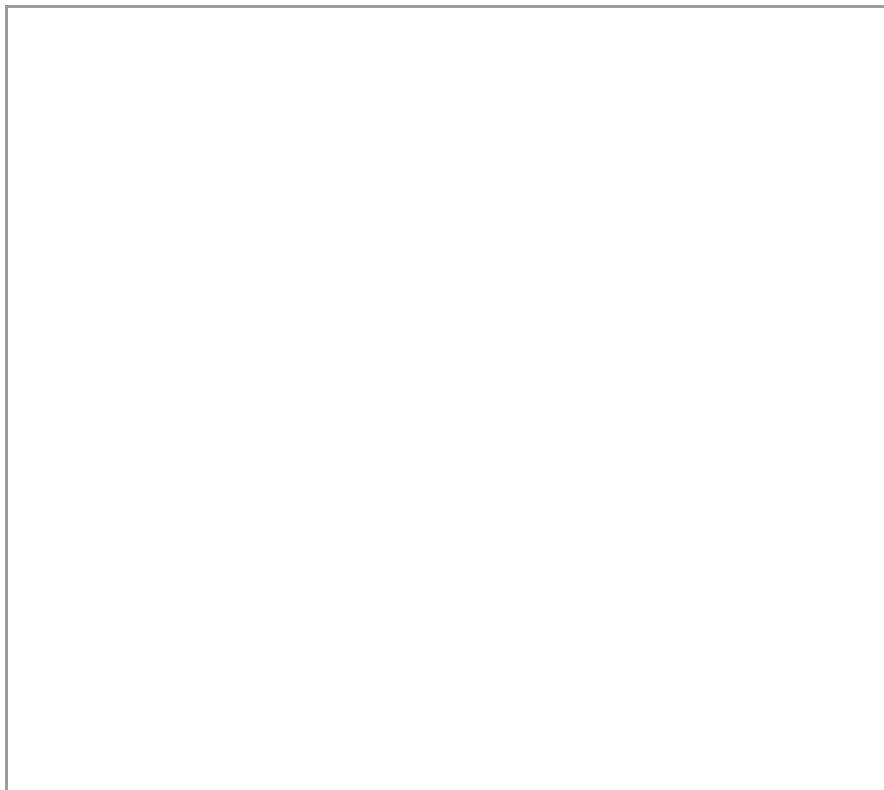
Please contact our Top365 Lettings Office Office on 0115 845 0708

if you wish to arrange a viewing appointment for this property or require further information

- Available 26/27 Academic Year
- En-suite double bedrooms
- Open plan communal area
- Inclusive bills
- Short commute to University of Nottingham
- Parking available (subject to availability)
- Brand new fixtures and fittings
- £165pppw incl bills



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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