



8 ST. EMMANUEL VIEW NOTTINGHAM

£675 Per

Double bedroom for rent in this cosy shared house with PARKING INCLUDED, inclusive of all bills and internet, with en-suite shower room. 5 minute walk to the Muirfield road bus stop, providing direct bus links to Nottingham City Hospital and the City Centre.

If parking is not necessary rent can be reduced to £650pcm.

Room 4 - This 1st floor Room is furnished with a double bed with mattress which has ample storage space in, bed side table, desk with chair, wardrobe and smart TV.

Property Features -

- 2 miles away from City Hospital.



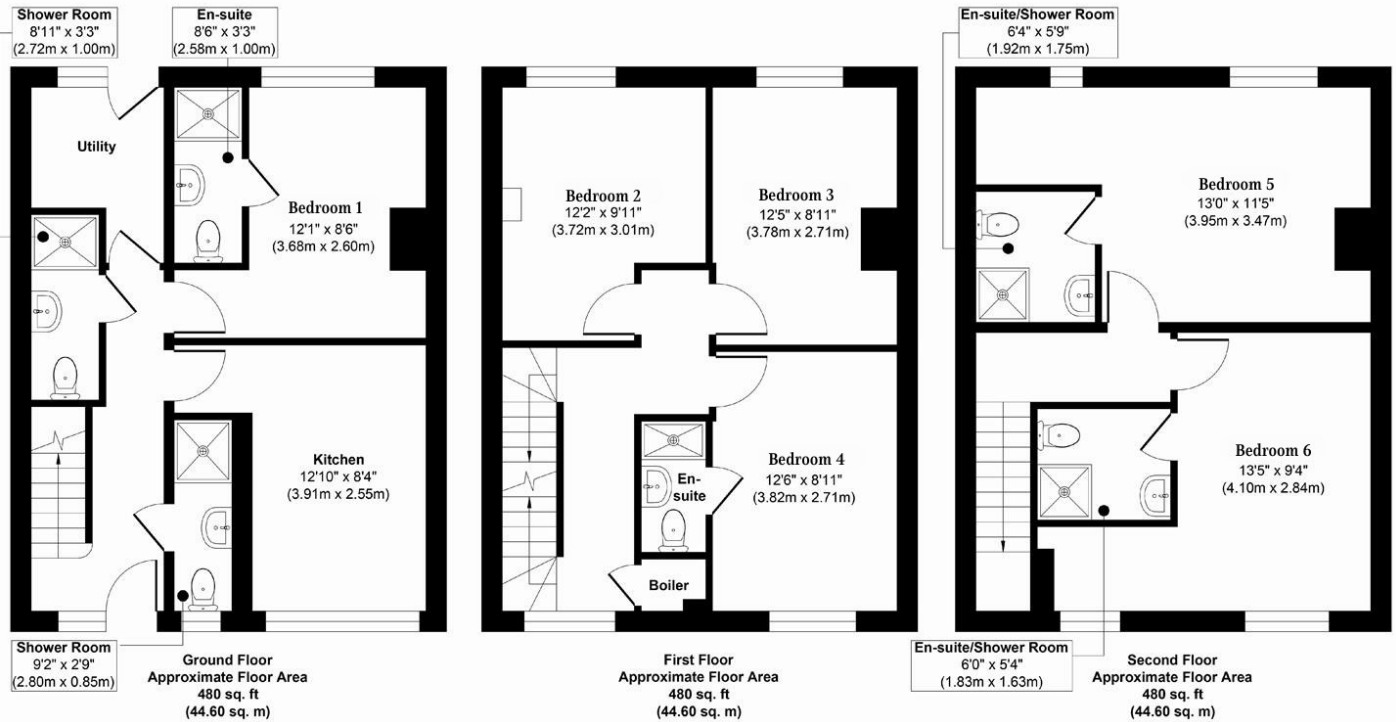
- Double bedroom with own en-suite shower room
- Rent inclusive of utilities, council tax and internet
- Room includes a wall mounted TV
- Shared kitchen and utility room
- Communal garden to the rear
- Fully refurbished
- Close to bus stop with direct routes to City Hospital & City Centre



• 2 miles away from City Hospital • Walking distance to Bestwood Country Park • Parking space included



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Approx. Gross Internal Floor Area 1440 sq. ft / 133.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	87
(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: C

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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