

16 MONTPELIER ROAD NOTTINGHAM

£575 Per

AVAILABLE NOW!- Spacious bedroom with an additional room to be used as an office/closet (Not for occupation) in house share for rent. Main bedroom sized 2.24m x 3.70m with the office/closet room being sized 2.17m x 2.76m, both located on the 1st Floor. Rent INCLUSIVE of all utility bills and Wi-Fi. Access to 1 shared well maintained bathroom with a separate toilet. Located close to a main bus route providing quick and convenient links into Nottingham City Centre. This property benefits from being close to the Queens Medical Centre and University of Nottingham





• Close to the QMC & Nottingham University • Spacious main bedroom with an additional Office/closet room • Utilities, council tax, internet & communal cleaning included

Room 3

A fully furnished Spacious room featuring double bed and mattress. This room is modern and clean with a large window and sized 2.24m x 3.70m.

Office/closet

Office/closet furnished with a desk, chair and a wardrobe, sized 2.17m x 2.76m.

Communal Areas

The property comprises 4 bedrooms in total, sharing one well-maintained bathroom with a separate toilet, along with a fully equipped communal kitchen featuring an oven, hob, fridge/freezer, washing machine and dryer — all appliances are free to use. The house also benefits from a separate communal lounge and a rear garden, ideal for relaxing. The bathroom offers a walk in shower unit, WC and hand basin. The separate WC offers a separate toilet and hand basin

Location

The house is ideally located just off Beeston Road, a main bus route providing quick and convenient links into Nottingham City Center, and is within walking distance of the Queens Medical Center. The property is within walking distance to the University of Nottingham and Highfield Park with close proximity to Beeston main high street.

Material Information

Access: Internal Stairs
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Low . River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = There is a risk of flooding from reservoirs in this area.
Coal mining area location: located on the coalfield.
Council: Nottingham City Council
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Terms and Conditions

Costs to move in to this property = £132 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). £250 Tenancy deposit. First months rent in advance. Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

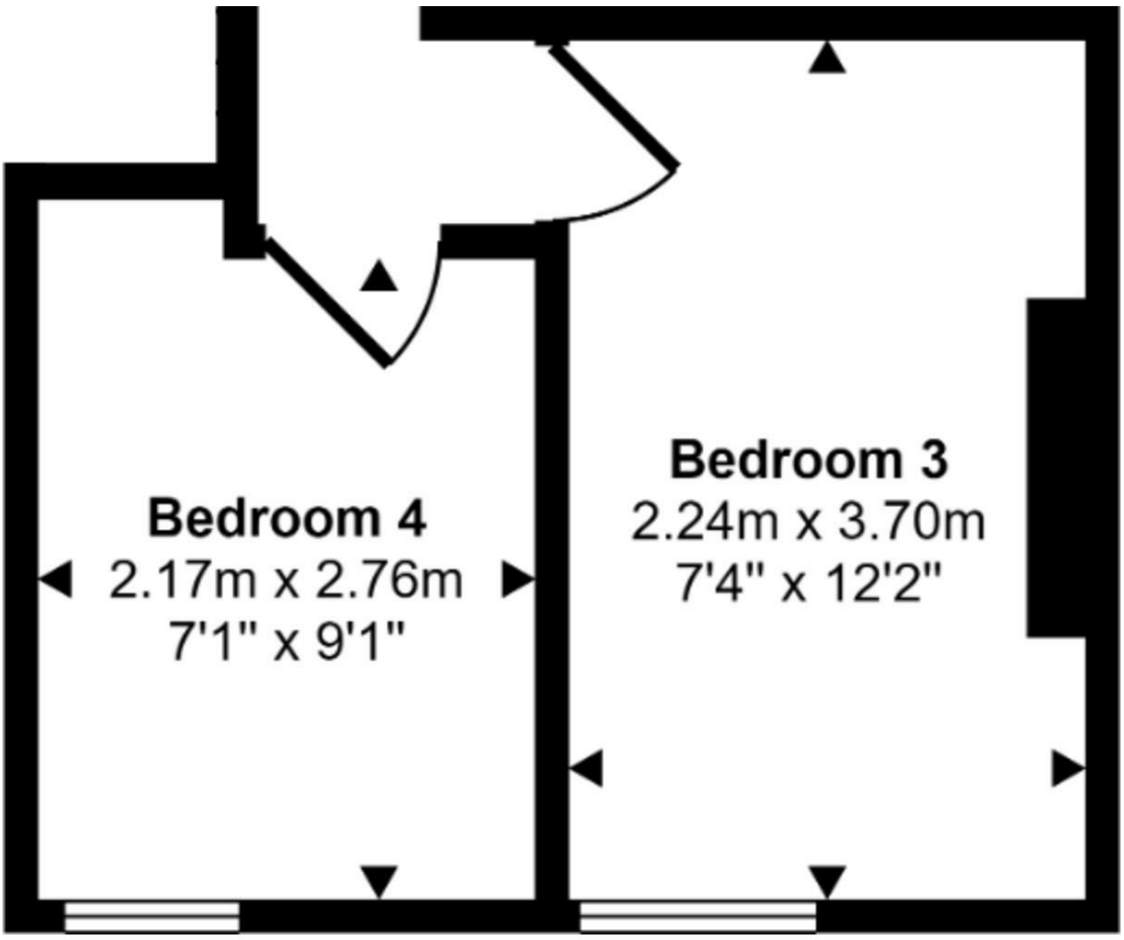




• Part refurbished property with 4 bedrooms • Spacious and under bed storage • Second floor • Communal rear garden • WIFI included • Washer and dryer facilities • Transport link into the city centre

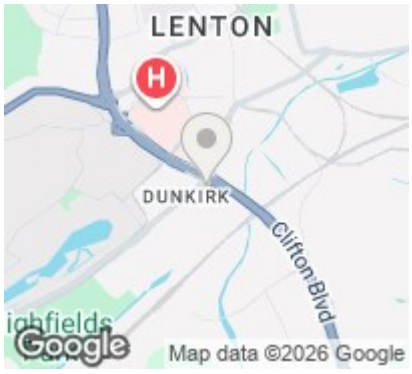


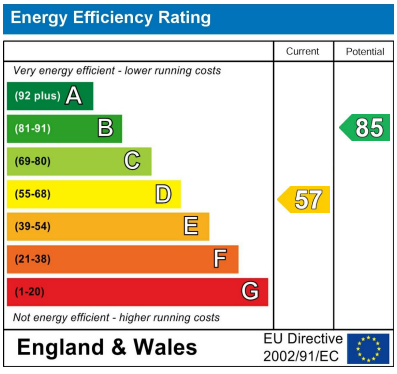




First floor · Bedrooms 3 and 4 let together

Illustrative floor plan. Measurements are approximate. Made with Made Snappy 360.





EPC Rating: D Council Tax Band: B

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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswood residential investment management