



## ROOM 4 BENNETT STREET NOTTINGHAM

£595 Per

\*VIRTUAL VIDEO TOUR AVAILABLE - SEE LINK BELOW\*

New luxury fully furnished en-suite rooms located in a great location for access to Long Eaton town centre, Nottingham, A52, J25 of M1 and Castle Donington.

Quiet HMO ideal for airport/NHS/commuters/shift workers

Rent only £595 if the holding deposit is paid by 19th June 2026!



- Can be furnished or unfurnished
- Weekly communal cleaner
- Hands on landlord for property maintenance
- High spec 42-inch TV included
- Inclusive of bills: Gas, Electric, Water, Council Tax & Hi-speed WiFi
- Ensuite shower room
- Fully furnished including bedding

### Shared facilities

To include a spacious, modern kitchen with American fridge freezer, two ovens, two hobs, two sinks, microwave, kettle, toaster, and free-to-use washing machine and washer dryer. Each tenant has two lockable cupboards plus access to communal storage. A cleaner services kitchen, garden, stairs, and landings. A cleaning cupboard with hoover, iron, and pegs is also provided.

### Room 4

Room 4 (see floorplan) on the first floor is fully furnished (as seen) with blackout blinds, 3/4 bed with quality mattress and under-bed storage, bedside table, wardrobe, drawers, large desk, bedding, and a 42-inch TV. Individual temperature control allows you to set your ideal environment. All bills included: council tax, internet, gas, and electricity.

### Outside

The communal garden has a washing line, a large bike shed to accommodate 6 bike, and a picnic table- ideal for summer relaxation. On-street parking is available (first come, first serve).

### Location

The property is well located 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](https://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

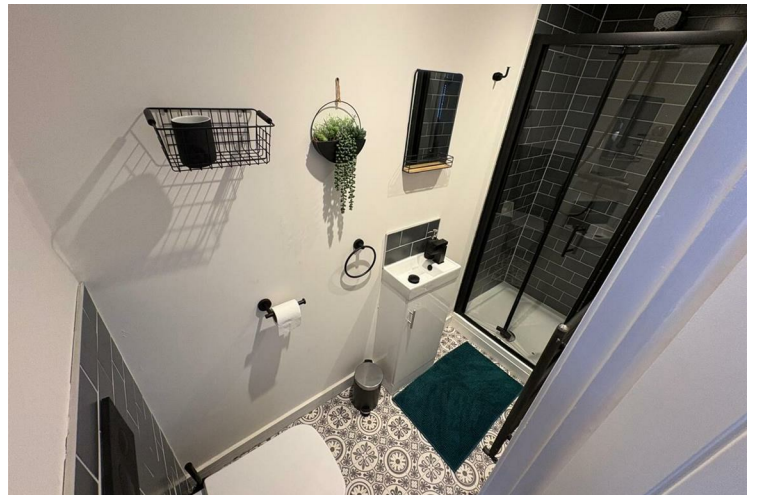
### Cashback Terms & Conditions

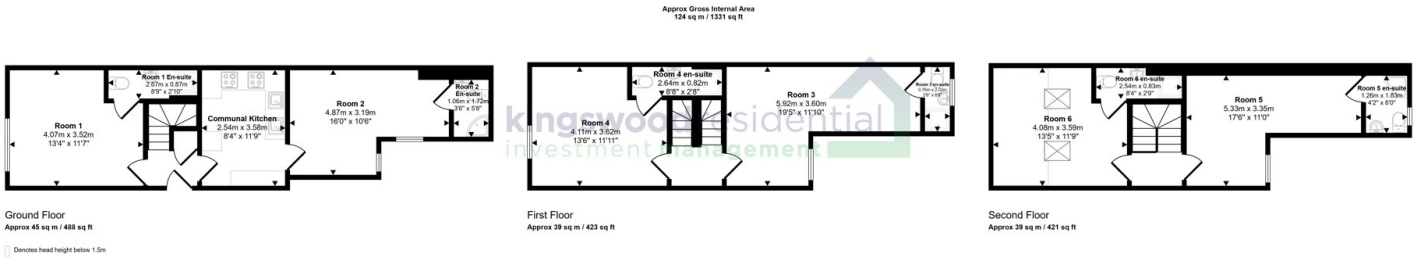
Spring offer of £595 rent shall be subject to:

- 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 Friday 19th June 2026;
- You ensuring your references are returned no later 25th June 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 30th June 2026;
- You paying the first instalment of Rent and the Tenancy Deposit due under the Tenancy Agreement.



- Plenty of storage space including under bed storage
- Modern shared kitchen with new appliances and own lockable food storage
- \*VIRTUAL VIDEO TOUR AVAILABLE - SEE LINK BELOW\*





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 200.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 76                         | 80        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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