



25 Beeston Road, Nottingham, NG7 2JS £118 Per Week



STUDENT PROPERTY Available September 2024 to July 2025

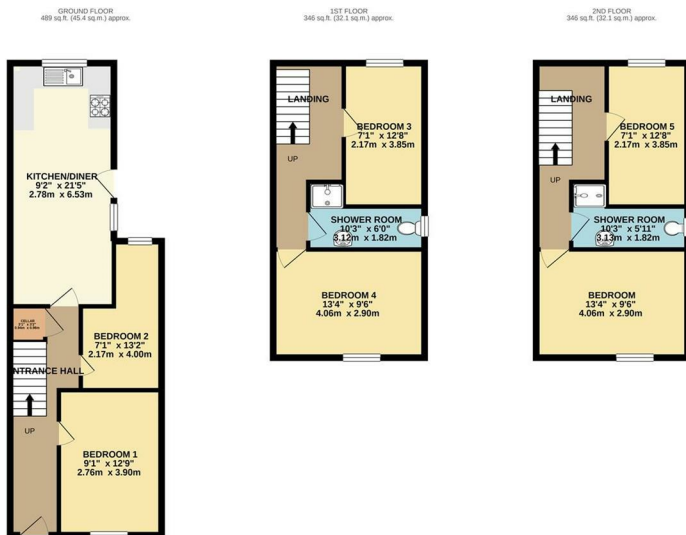
£118 pppw inc. bills

This student home has been finished to a very high standard. The kitchen/diner is modern and includes fridge/freezer washing machine and dishwasher. The living room is furnished with sofas and a plasma TV. All bedrooms are good sized double rooms fully furnished with high quality furniture.

Very close to Nottingham University and within walking distance to all local amenities and public transport routes.

Viewing is highly recommended - Do not miss out on this property!





TOTAL FLOOR AREA: 1181 sq ft (109.7 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used in conjunction with any prospective purchase. The purchaser is advised to verify the accuracy of the information and to obtain a copy of the title deeds and any other documents relating to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.