



ROOM 1 46 BENNETT STREET NOTTINGHAM

£675 PCM

VIRTUAL 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 and A52.
Quiet HMO ideal for airport/NHS/commuters/shift workers

Get 50% of the first month's rent as cashback if the holding deposit is paid by 27th March 2026!



• Quiet and private • Ensuite shower room • Blackout blinds included • High spec – 42" TV • Fast Wi-Fi • Desk/workspace • Fully furnished including bedding • Plenty of storage space including under bed storage provided • Modern shared kitchen with brand new appliances and own lockable food storage

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 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 1

Room 1 (see floorplan) on the ground 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, picnic bench, and shed for bike storage—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://www.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

50% of the first months rent shall be refunded 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 27th March 2026; • You ensuring your references are returned no later 9th April 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 24th April; • You paying the first instalment of Rent and the Tenancy Deposit due under the Tenancy Agreement.

Terms & Conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £155.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit being £300.00. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



- Inclusive of bills – Gas, Electric, Water & Council tax & Hi-speed Wi-Fi





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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

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

kingswoodresidential
investment management