

## 14 ROSEBERY AVENUE NOTTINGHAM

£450 PCM

Double Room available now with all bills included, available within this 5 bedroom property, situated within very short walking distance of West Bridgford town centre. Off road parking space available for an additional £25pcm.



- All bills and internet included
- Off road parking space available for an additional £25pcm
- Communal lounge and spacious kitchen
- Appliances included
- Shared 1st floor bathroom and 2nd floor shower room
- Regular communal cleaner
- Further permit parking available on street (subject to availability and council fees)

### Room 2 - £450pcm

Double sized bedroom located to the rear of the property on the 1st floor, furnished with a 3/4 divan bed which has useful storage, mattress, bed side table, desk with chair and wardrobe. Blinds included.

### Communal Area

The property offers a communal lounge, a spacious kitchen, a shared bathroom on the first floor and a shower room on the second floor, with a total of 5 bedrooms sharing 2 bathrooms. The kitchen is equipped with an under counter fridge, tall fridge/freezer, washing machine and dryer, all available for tenants to use free of charge, along with a toaster, oven, electric hob, dining table and chairs. The living room is furnished with a TV, a 3 seater sofa and a 2 seater sofa.

### Material information

Access: Bedroom is on the 1st floor, access by a staircase.

On street parking available with permit details on availability and fees. Please see [nottinghamshire.gov.uk/transport/parking/residents-parking-schemes](http://nottinghamshire.gov.uk/transport/parking/residents-parking-schemes)

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Low

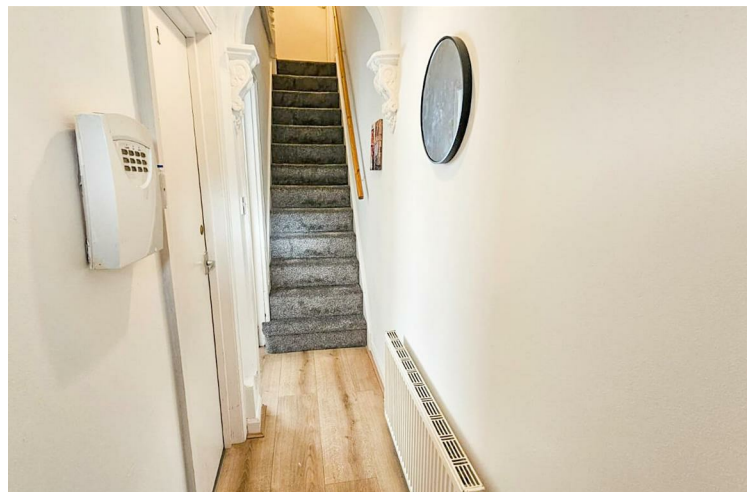
Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = There is a risk in this area

Coal mining area location: located on the coalfield.

Council: Rushcliffe Borough Council (council tax is included in the rent)


Any planning permission in the area: see [rushcliffe.gov.uk/planning-growth/planning/](http://rushcliffe.gov.uk/planning-growth/planning/)



- Nottingham city centre within easy reach
- Walking distance to West Bridgford town centre





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>	70	79
(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 2002/91/EC 	

**EPC Rating: C      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

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