



ROOM 3, 96A RADCLIFFE ROAD NOTTINGHAM

£600 PCM

Spacious double bedroom for rent in a house share INCLUSIVE of all bills and Wi-Fi with shared garden.

The room includes a double bed with mattress, bed side table, desk & chair, slim chest of drawers and a large mirrored wardrobe. The room has a separate offsuite shared with only one other room.

The house has 5 bedrooms in total, and also communal kitchen with oven, hob, fridge/freezer and fitted units. There's a separate utility area with a washing machine and dryer (charged at £1.00 per use of each appliance).

There's also a communal outdoor courtyard area with garden furniture.



- Spacious double bedroom • Rent includes all bills and internet • Shared garden • Parking available

Costs

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £138.00. Tenancy deposit, being £200.00 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.



- Communal lounge and kitchen • West Bridgford town centre within walking distance • Nottingham City Centre within easy reach • On street parking also available

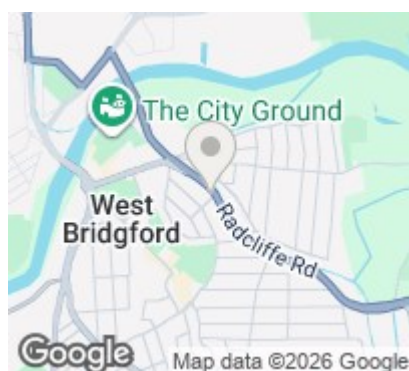


Ground Floor

Approx, 123.7 sq. metres (1331.4 sq. feet)



Total area, approx. 123.7 sq. metres (1331.4 sq. feet)



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

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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