



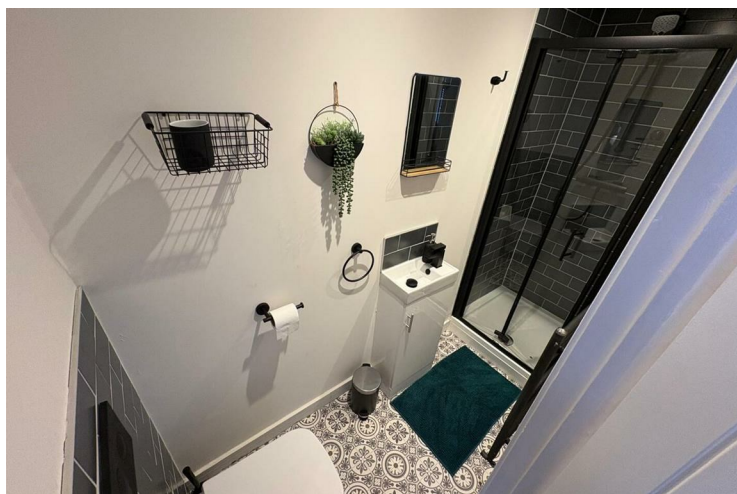
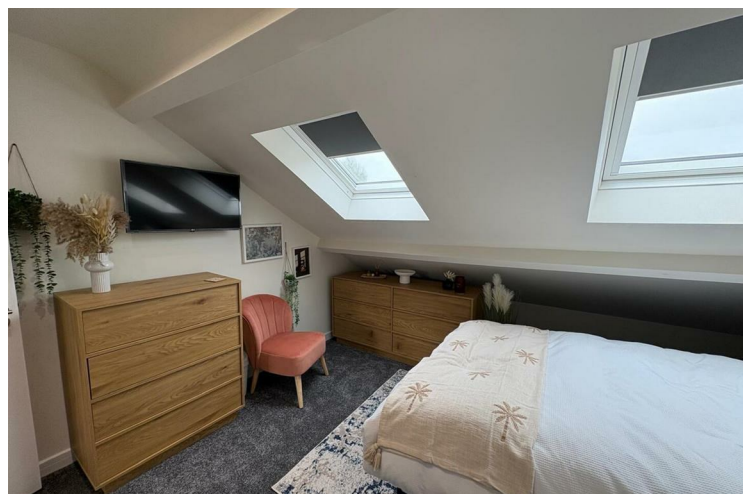
**46 BENNETT STREET  
NOTTINGHAM**

**£625 PCM**

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

Brand new converted room available with own en-suite!

Get 50% of the first month's rent as cashback if the holding deposit is paid by 23rd January 2026



• Let as seen, Bills included, beautifully refurbished • Blackout blinds for comfort • Individual room temperature control • Includes 3/4 bed and mattress • 32-inch TV included • Communal kitchen, fully equipped with appliances and cutlery • Gas central heating throughout

### Room 6 available

Room 6 is situated at the front of the property on the top floor (see floorplan) and comes fully furnished. It includes a 3/4 bed with a quality mattress, under-bed storage, rail with hangers, drawers, bedside table, bedding, and a 32-inch TV. The private en-suite features a toilet, shower, washbasin, and heated towel rail. Blackout blinds ensure privacy, while individual temperature control allows you to set your ideal comfort level. All bills are included—council tax, internet, gas, and electricity. £625 pcm Costs to move in to Room 6 = Initial holding deposit, equivalent to 1 weeks rent, being £144.00 (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.

### Room 4 available

Room 4 is located at the front of the property on the first floor (see floorplan) and comes fully furnished. It features a 3/4 bed with a quality mattress, under-bed storage, wardrobe, drawers, bedside table, desk and chair, bedding, and a 32-inch TV. The private en-suite includes a toilet, shower, washbasin, and heated towel rail. Blackout blinds provide privacy, while individual temperature control allows you to create a comfortable living environment. All bills are included—council tax, internet, gas, and electricity. £695 pcm Costs to move in to Room 4 = Initial holding deposit, equivalent to 1 weeks rent, being £167.00 (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.

### Communal areas

Residents share a spacious, well-equipped kitchen featuring an American fridge freezer, two ovens, two hobs, two sinks, a microwave, kettle, toaster, and washer dryer (free to use). Each

tenant has two lockable cupboards for storage, plus access to shared cupboards for cleaning supplies. A communal cleaner services the kitchen, garden, stairs, and landings, while tenants also have use of a cleaning cupboard with Hoover, iron, and pegs.

### Outdoors

The rear communal garden offers a washing line, picnic bench, and small shed for bike storage—perfect for relaxing in warmer months. There is on street parking available on a first come first serve basis.

### Location

The location is particularly advantageous, as 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.

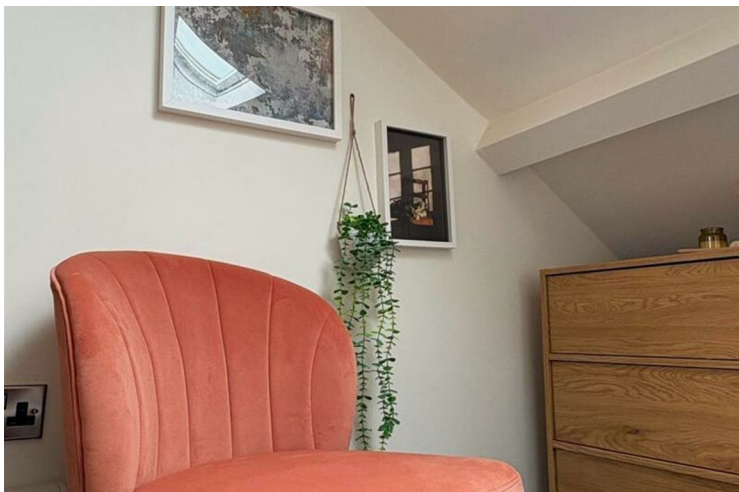
### Material information

- 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 and conditions

50% of the first months rent shall be refunded subject to:

Terms and 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 Friday 23rd January 2026;
- You ensuring your references are returned no later 3rd February 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 13th February 2026;
- 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 £144.00 (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.





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

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