



## ROOM 1 46 BENNETT STREET NOTTINGHAM

**£695 PCM**

\*VIRTUAL TOUR AVAILABLE - SEE LINK BELOW\*

Stunning brand-new room available with own en-suite!

Get 50% of the first month's rent as cashback if the holding deposit is paid by 13th February 2026!



- Cosy double room, fully furnished • Modern bathroom en-suite • Blackout blinds included • Includes 3/4 bed and mattress

## Room 2

Room 2 (see floorplan) 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.

## 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.

## 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](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

[ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://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 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

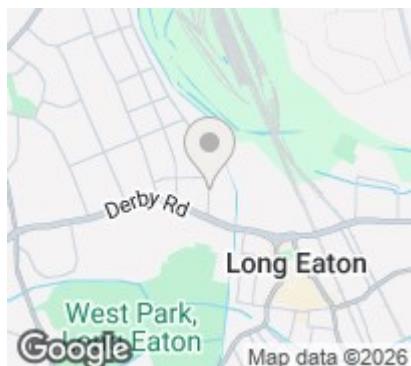
Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £167.00 (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit being £300.00. First months rent in advance.

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.



- 42-inch TV included
- Communal kitchen, fully equipped with appliances and cutlery
- Individual room temperature control
- Central Long Eaton location
- Virtual tour Available





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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](mailto:enquiries@kingswoodrim.co.uk)  
[www.kingswoodrim.co.uk](http://www.kingswoodrim.co.uk)

**kingswood**residential  
investment management