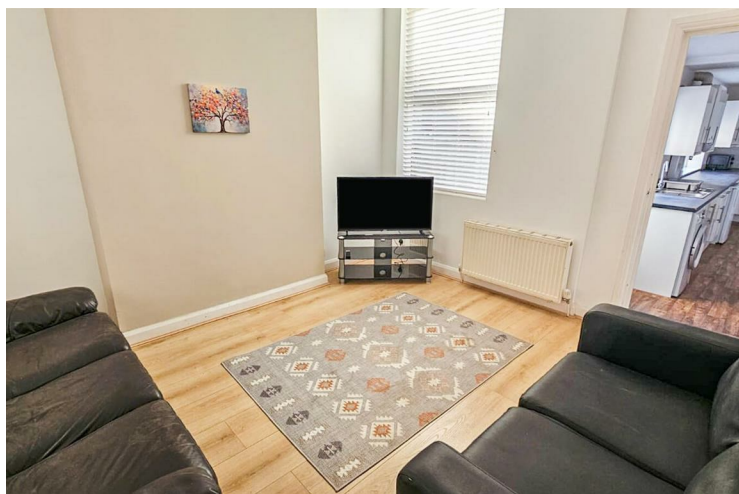
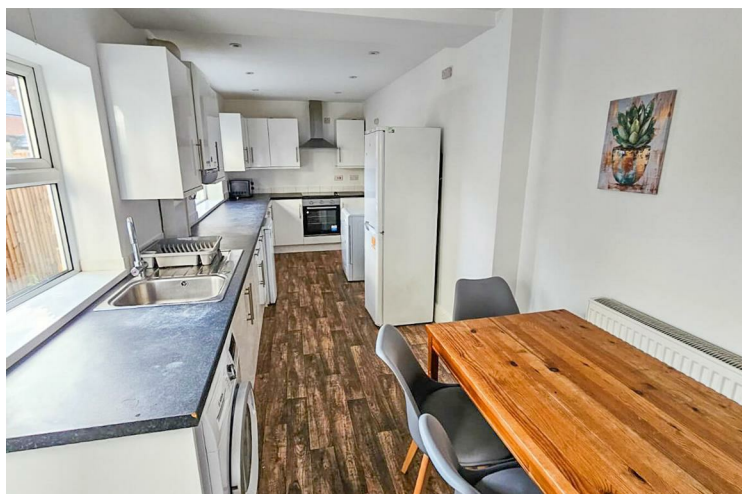




## 14 ROSEBERY AVENUE NOTTINGHAM

£475 Per

Double sized room available now with all bills included, available within this 5 bedroom property, situated within very short walking distance of West Bridgford town centre.



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

### Room 3 - £475pcm

1st floor middle double bedroom, furnished with a double bed, mattress, bed side table, chest of drawers, desk with chair and wardrobe.

### 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.

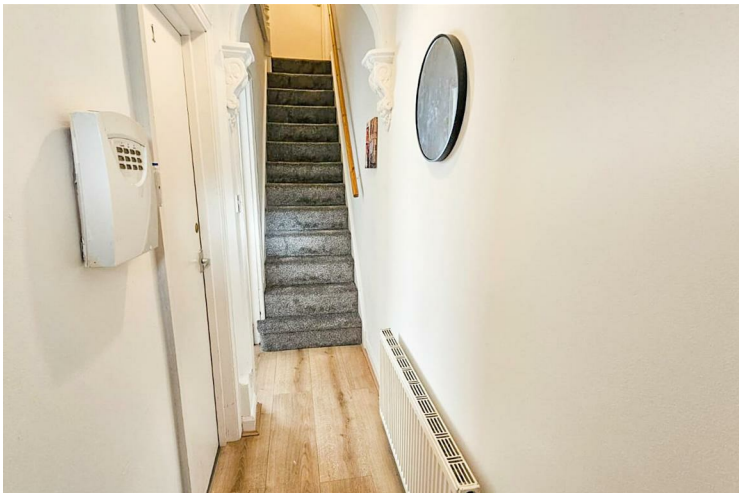
### Material information

Material Information

- Sewerage: Mains
- Heating and hot water type: Gas central heating
- Broadband & mobile coverage: Internet included within the rent. 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)
- Flood risk: River and Sea: Low; Surface Water: Low; Groundwater: Very Low Reservoirs: Low
- Located on a coalfield
- Parking: One off road parking space available to the rear available for an additional £25pcm. On street parking available on Rosebery Avenue. Details on availability and fees found here [nottinghamshire.gov.uk/transport/parking/residents-parking-schemes](http://nottinghamshire.gov.uk/transport/parking/residents-parking-schemes)



- Appliances included
- Regular communal cleaner
- Nottingham city centre within easy reach





Total Area: 110.0 m<sup>2</sup> ... 1184 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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

Nottinghamshire  
 1 East Circus Street  
 Nottingham  
 NG1 5AF

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

