



Epsom Lane, Nottingham, NG5

£1,285 Per Month

\* One Month Rent Free – Limited Time Offer\*  
This exceptional incentive lets you enjoy significant savings while settling into your dream home.

Welcome to Padstow – a modern collection of stylish two to four-bedroom family homes, perfectly located in the heart of historic Bestwood, just 5 miles north of Nottingham city centre. With a mix of modern design, access to green spaces, top-rated schools, and excellent transport links, Padstow offers the ideal setting for contemporary family living.

#### ABOUT YOUR HOME - BOURNE

The Bourne SA is a thoughtfully designed home that perfectly balances comfort and practicality. Step into the welcoming hallway and enter the spacious lounge – a warm and inviting space, ideal for relaxing after a long day. Through the lounge, you'll find the open-plan kitchen and dining area, complete with an integrated oven and hob for added convenience. French doors open onto the turfed rear garden, creating a light, airy feel and a wonderful setting for entertaining family and friends. A guest cloakroom on the ground floor adds to the home's practical features.

Upstairs, the double bedroom offers a peaceful retreat, while two additional single bedrooms provide flexible spaces that can easily serve as a home office or nursery. A stylish family bathroom completes the upper floor. With allocated parking, The Bourne SA is an ideal choice for renters seeking a contemporary home designed with modern living in mind.

Rent £1285  
Holding Deposit £290  
Deposit £1480  
Council Tax TBA



948 SQFT  
88.07 M<sup>2</sup>



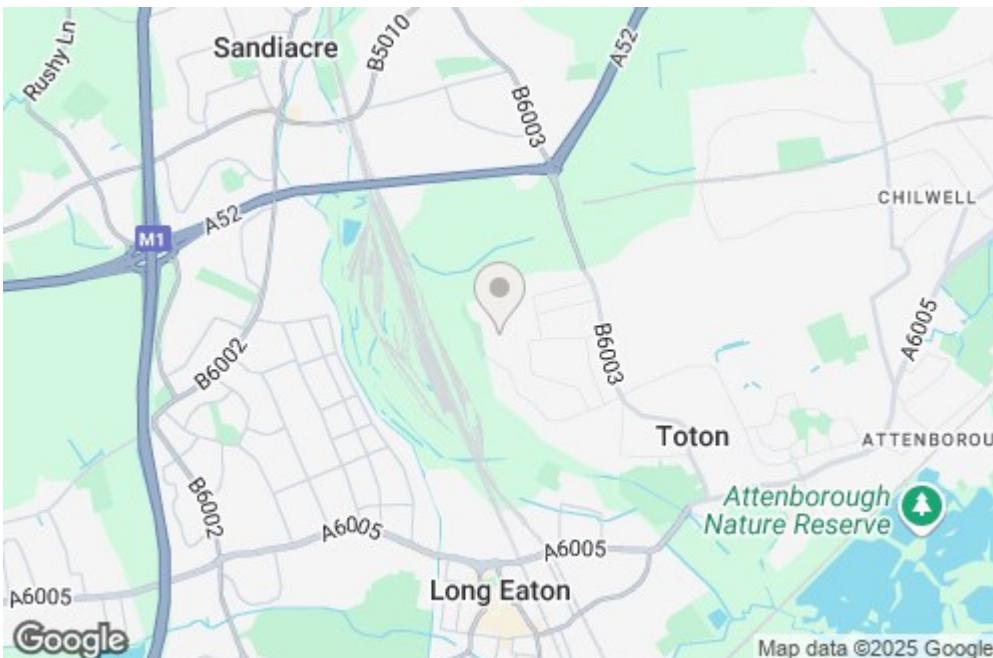
#### GROUND FLOOR

KITCHEN/DINING	4.79M X 3.92M	15'9" X 12'10"
LIVING ROOM	3.73M X 4.78M	12'2" X 15'8"

#### FIRST FLOOR

MASTER BEDROOM	4.82M X 2.78M	15'9" X 9'1"
BEDROOM 2	2.32M X 3.99M	7'7" X 13'1"
BEDROOM 3	2.37M X 4.04M	7'9" X 13'3"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
G		G	