



**6 WEEKS  
FREE RENT**  
For all new move-ins

**2 MONTHS RENT FREE  
FOR **NHS** EMPLOYEES**

**+ £100** voucher of  
your choice

**Two FREE** annual tram  
passes worth over £1,000

Alvaredus, Nottingham, NG11

**£1,330 Per Month**

Enjoy 6 weeks free rent for non-NHS employees, or 2 Months free rent if you are an NHS employee. \* Giving you significant savings when you move into your new home\*

Welcome to Alvaredus by Start Living, a new community that offers the best of village tranquility and modern convenience. Located in Fairham, just 4.5 miles south of Nottingham city centre, Alvaredus presents a range of two, three, and four-bedroom homes, ideal for families, individuals, and couples alike.

In a scenic countryside setting with quick links to Nottingham, Alvaredus places everything you need within reach. Fairham offers local shops, a weekly market, and essentials like a post office. Nature lovers will enjoy the nearby Attenborough Nature Reserve and the River Trent, both perfect for walks, cycling, and wildlife spotting. For families, there's a variety of quality local schools, including Highbank Primary and the highly regarded Farnborough Academy.

#### ABOUT YOUR HOME - THE CEDAR

The Cedar has it all. On the ground floor, there's the spacious living room, and a contemporary open-plan kitchen and dining room with fantastic skylights, making this space ideal for entertaining or enjoying family time. Adding to the plentiful natural light, the French windows lead out into the private garden where you can get your friends round for al fresco dining and outdoor entertaining.

The downstairs WC is just off the hallway.

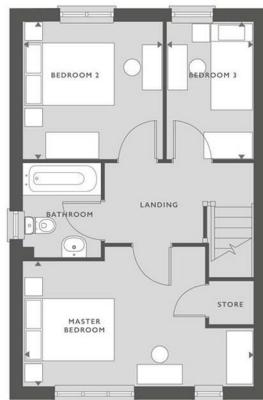
There's a second double bedroom and single bedroom, and family sized bathroom with both bath and shower. You have storage space both upstairs and downstairs.



### THE CEDAR

THREE BEDROOM HOME

900 SQFT  
83.61 M<sup>2</sup>



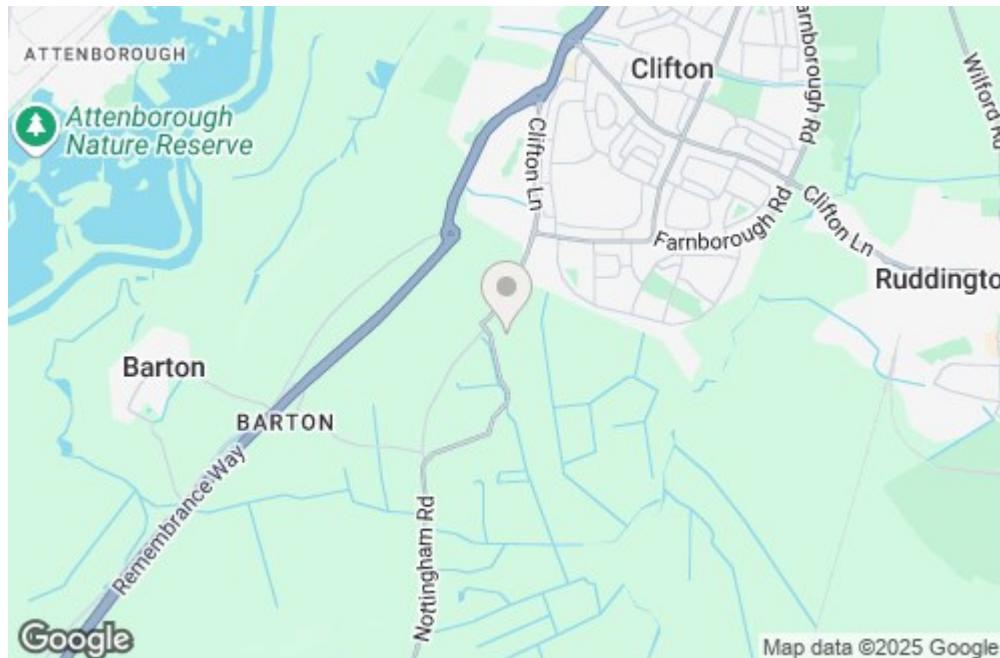
#### GROUND FLOOR

LIVING/DINING ROOM	5.10M X 3.94M	16'9" X 12'1"
KITCHEN	3.07M X 2.85M	10'1" X 9'4"

#### FIRST FLOOR

MASTER BEDROOM	5.10M X 3.10M	16'9" X 10'2"
BEDROOM 2	3.94M X 3.03M	10'2" X 9'11"
BEDROOM 3	3.03M X 1.91M	9'11" X 6'3"

■ SVP



Map data ©2025 Google

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
90-100% A	84-84	90-100% A	
86-90% B		86-90% B	
80-85% C		80-85% C	
76-80% D		76-80% D	
70-75% E		70-75% E	
65-69% F		65-69% F	
60-59% G		60-59% G	
Older homes - higher running costs			