



Laura Avenue, Nottingham, NG5

£1,135 Per Month

* Rent Free – Limited Time Offer*

For a limited time only, we're offering rent free until 28th February 2025*

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 - THE ARUN

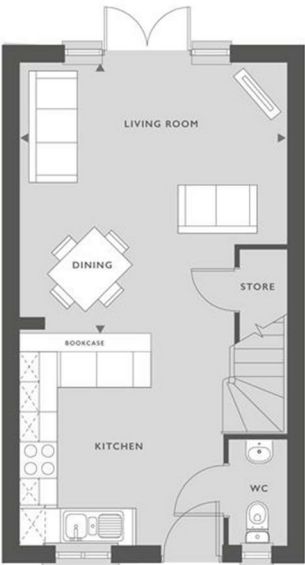
The Arun has been thoughtfully designed for modern family living, combining style and practicality throughout. The open-plan kitchen, complete with a sleek breakfast bar, forms the heart of the home – an ideal spot for quick meals or family catch-ups. Light floods into the dining and living area through French doors, creating a bright and inviting space that opens onto the rear garden. The ground floor also features a convenient WC and a storage cupboard, ensuring everyday life runs effortlessly.

Upstairs, two generously sized double bedrooms provide plenty of room to relax, complemented by a modern family bathroom with a shower over the bath. Built with energy efficiency in mind, this home offers both comfort and lower running costs. The Arun provides a contemporary, stress-free lifestyle for families looking for a home that truly works for them.



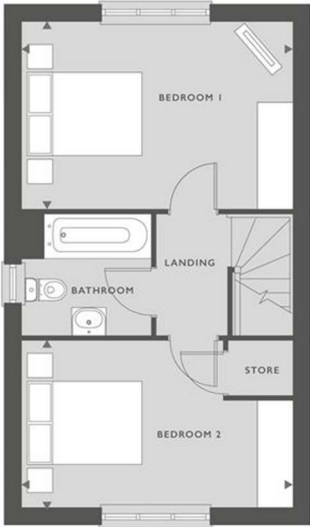
48 Laura Avenue, Nottingham, NG5 5JZ

759 SQFT
70 M²



GROUND FLOOR

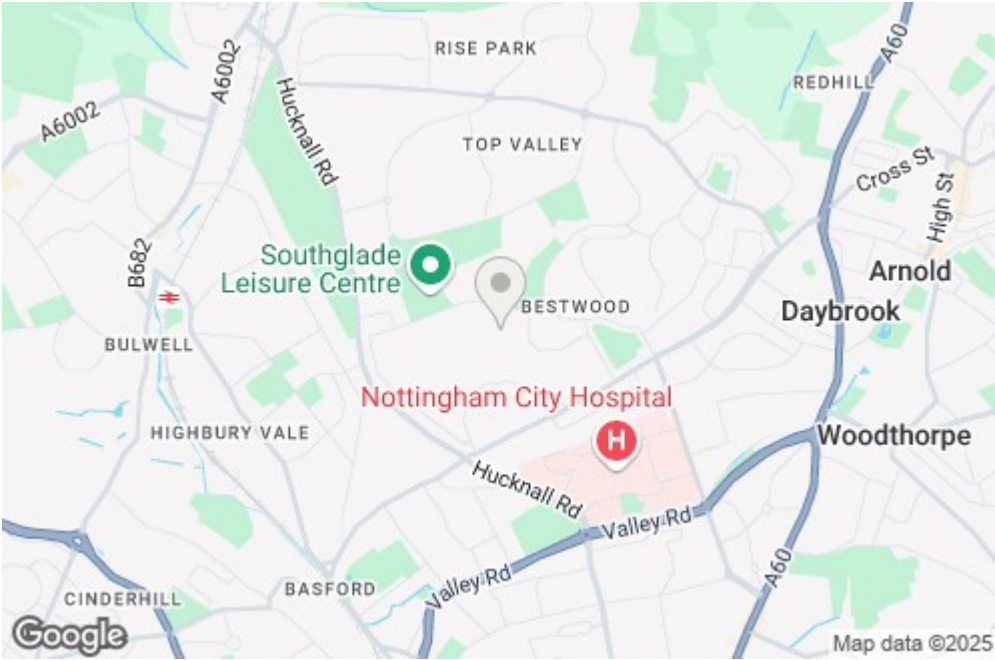
KITCHEN	3.35M X 3.50M	11' X 11'6"
LIVING/DINING ROOM	4.37M X 4.48M	14'5" X 14'9"



FIRST FLOOR

BEDROOM 1	4.37M X 3.07M	14'5" X 10'1"
BEDROOM 2	4.37M X 2.70M	14'5" X 8'11"

■ SVP



Energy Efficiency Rating		Current	Future
The energy efficiency of the building is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		

Environmental Impact (CO ₂) Rating		Current	Future
The environmental impact of the building is measured on a scale from A (lowest CO ₂ emissions) to G (highest CO ₂ emissions).			
A	10-20		
B	21-30		
C	31-40		
D	41-50		
E	51-60		
F	61-70		
G	71-80		