



ONE  
MONTH

FREE RENT

Ascend

Ridgeway, Nottingham, NG5

£1,135 Per Month

\* Rent Free – Limited Time Offer\*

This exceptional incentive lets you enjoy significant savings while settling into your dream home.

Location, Travel & Local Community

Positioned in the heart of historic Bestwood—c.5 mile north of Nottingham City Centre—we proudly offer an attractive collection of stylish two to four bedroom modern family homes that benefit from close proximity to an abundance of supermarkets, various green open spaces including the 650-acre Bestwood Country Park, an abundance of high graded primary schools surrounding the site and Nottingham City Hospital just 1.3 miles to the south.

Great accessibility to the national motorway system (M1 J26 c.3 miles west). Nottingham mainline station, 4 miles to the south, offers regular inter-city train services on the Midland mainline to London, Leeds, Sheffield, Leicester, and Derby amongst other destinations.

Education & SCHOOLS NEARBY

The area provides excellent opportunities for children aged 4-18, with a range of schools ranging from Nurseries, Primary schools and Nottingham Trent university all within 3.3 miles of the site. Making the school run quick and easy.

ABOUT YOUR HOME - THE ARUN

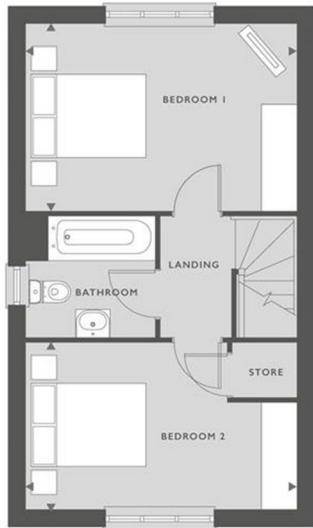


759 SQFT  
70 M<sup>2</sup>



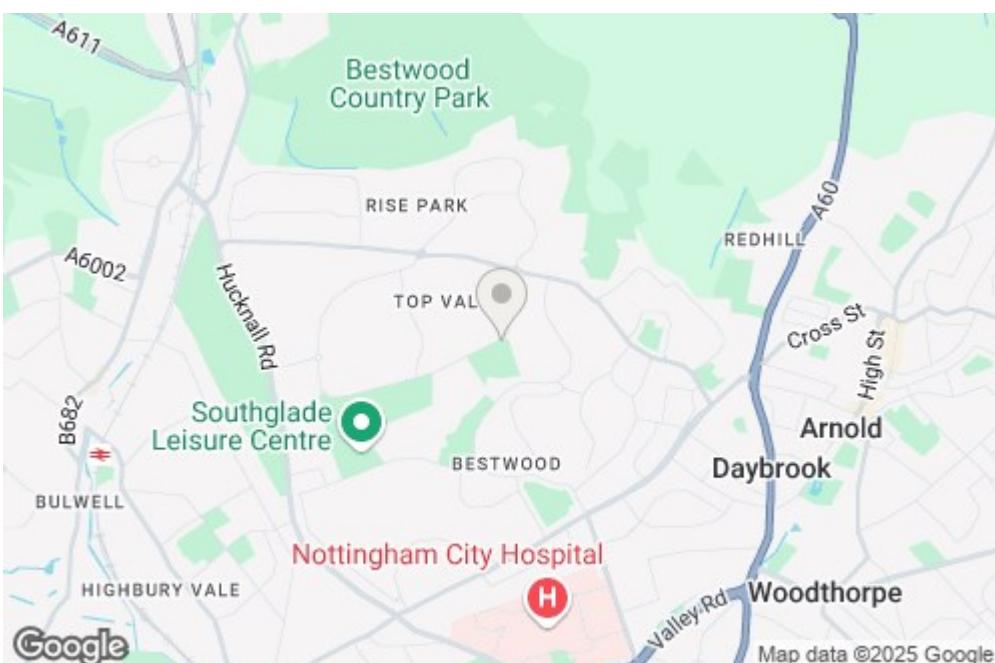
#### GROUND FLOOR

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"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	97	Very environmentally friendly - lower CO <sub>2</sub> emissions	
96-95	84	96-95	
90-89	C	90-89	B
85-84	D	85-84	C
80-79	E	80-79	D
75-74	F	75-74	E
70-69	G	70-69	F
65-64	H	65-64	G
60-59	I	60-59	H
55-54	J	55-54	I
50-49	K	50-49	J
45-44	L	45-44	K
40-39	M	40-39	L
35-34	N	35-34	M
30-29	O	30-29	N
25-24	P	25-24	O
20-19	Q	20-19	P
15-14	R	15-14	Q
10-9	S	10-9	R
5-4	T	5-4	S
0-1	U	0-1	T
All energy efficient - higher running costs	G	All environmentally friendly - higher CO <sub>2</sub> emissions	