



ONE
MONTH

FREE RENT

Ascend

Epsom Lane, Nottingham, NG5

£1,285 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 - 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.



948 SQFT
88.07 M²



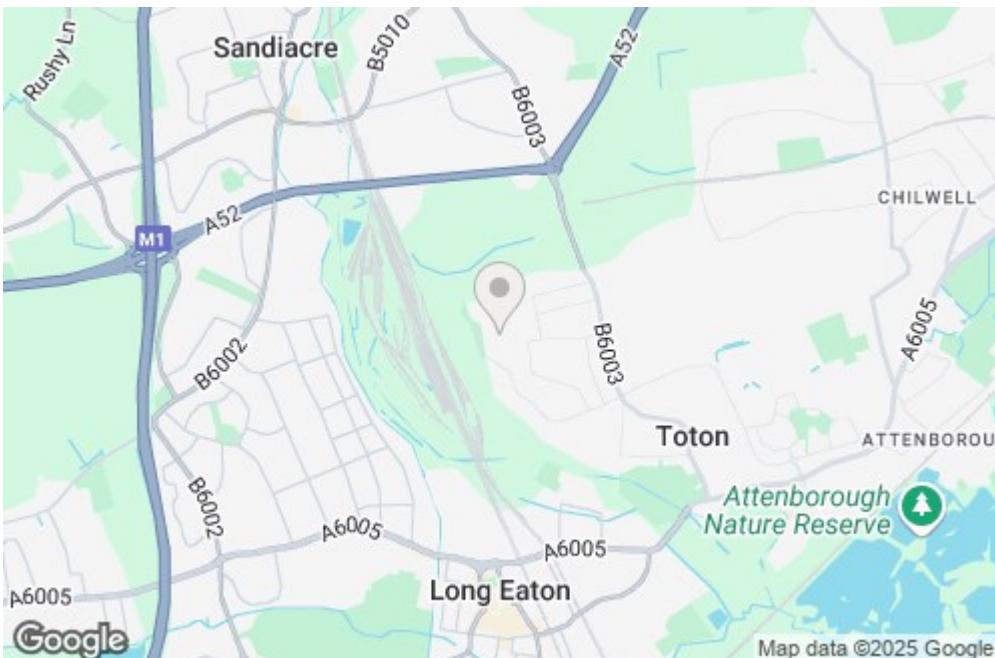
GROUND FLOOR

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (green)	B (green)	A (green)	B (green)
B (green)	C (green)	B (green)	C (green)
C (green)	D (yellow)	C (green)	D (yellow)
D (yellow)	E (orange)	D (yellow)	E (orange)
E (orange)	F (red)	E (orange)	F (red)
F (red)	G (red)	F (red)	G (red)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	