



## Queens Road East

Beeston, Nottingham, NG9 2LD

£4,431 Per Month

\*\*£170PPW BILLS INCLUDED\*\*

\*\*FREE PARKING\*\*

\*\*MONTHLY CLEANER\*\*

AVAILABLE ACADEMIC YEAR 2026/27

6 ENSUITE BEDROOMS

Modern Open Plan Kitchen/Lounge

### Viewing

Please contact our Top365 Lettings Office on 0115 845 0708

if you wish to arrange a viewing appointment for this property or require further information

- \*\*£170PPW BILLS INCLUDED\*\*
- \*\*FREE PARKING\*\*
- \*\*MONTHLY CLEANER\*\*
- AVAILABLE ACADEMIC YEAR 2026/27
- 6 ENSUITE BEDROOMS
- OPEN PLAN KITCHEN AND DINER
- CLOSE TO UON
- CLOSE TO TRAM



6



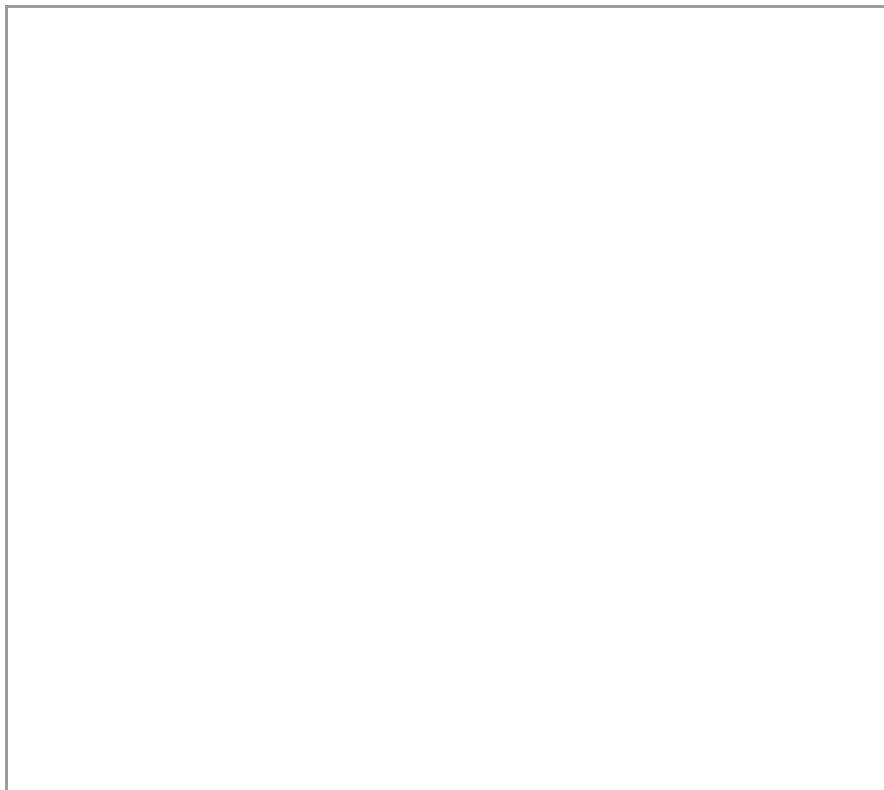
6



1

B

## Floor Plan

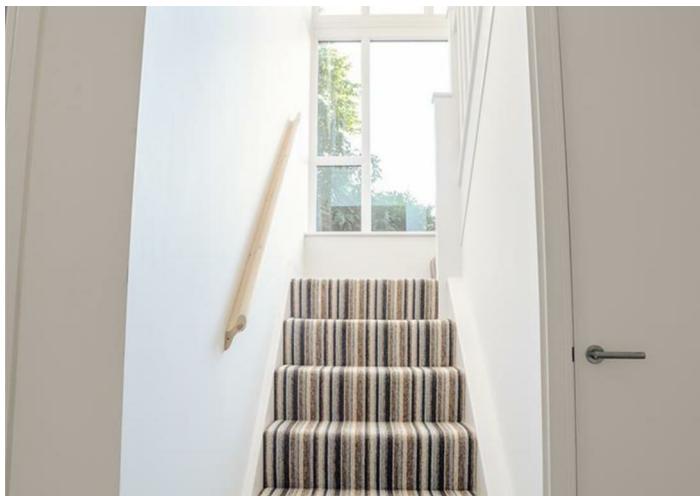


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.