



## Queens Road East

Beeston, Nottingham, NG9 2LD

£4,431 Per Month

\*\* AVAILABLE ACADEMIC YEAR 2026/27 \*\*

\*\* £170 PPPW BILLS INCLUDED \*\*

\*\* FREE PARKING \*\*

\*\* MONTHLY CLEANER \*\*

\*\* 6 ENSUITE BEDROOMS \*\*

\*\* MODERN OPEN PLAN KITCHEN AND LIVING AREA \*\*

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

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

- AVAILABLE 2026/27 ACADEMIC YEAR
- £170 PPPW BILLS INCLUDED
- 6 EN SUITE ROOMS
- MODERN OPEN PLAN KITCHEN/LIVING AREA
- FREE PARKING
- MONTHLY CLEANER
- CLOSE TO UON
- NEXT TO TRAM STOP
- GREAT LOCATION
- STUNNING BUILDING



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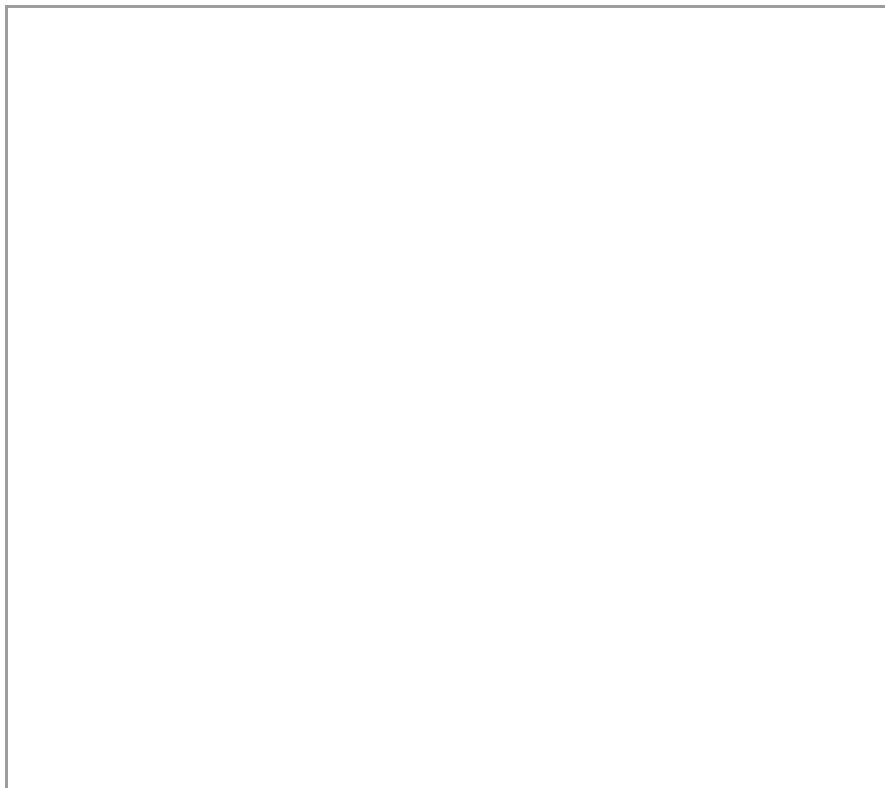


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B

## 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	84	84
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	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	



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