

## Queens Road East

Beeston, Nottingham, NG9 2GN

£3,911 Per Month

\*\*£180 PPPW BILLS INCLUDED\*\*

NOTHING TO PAY UNTIL OCTOBER 2025!

\*\*FREE TRAM PASS\*\*

\*\*FREE PARKING\*\*

\*\*MONTHLY CLEANER\*\*

AVAILABLE ACADEMIC YEAR 2025/26

5 ENSUITE BEDROOMS

### Viewing

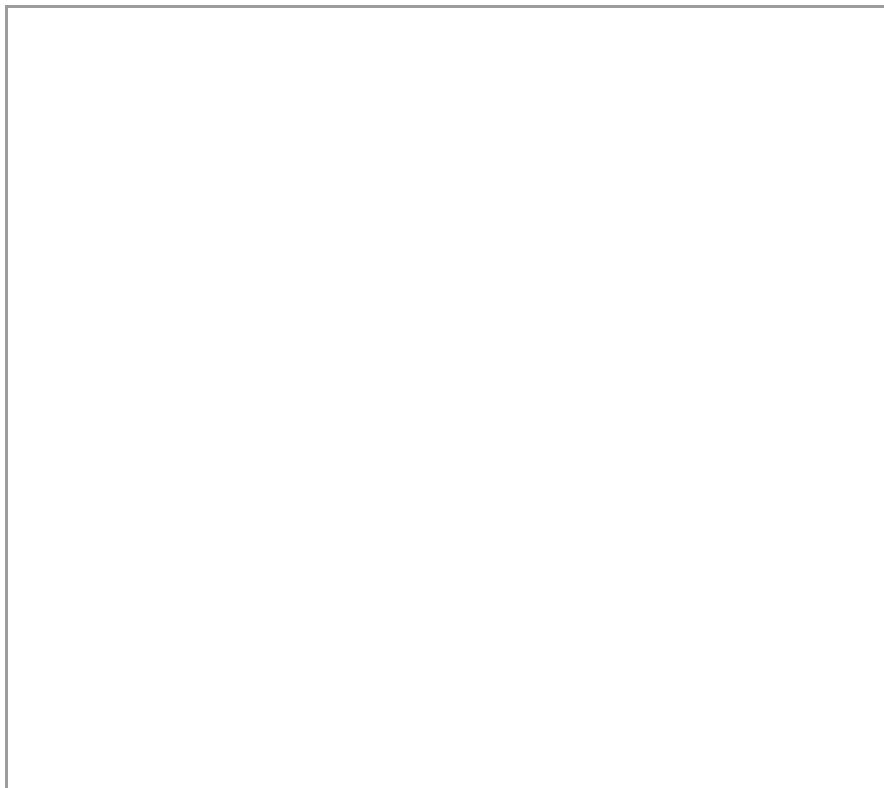
Please contact our Top365 Lettings Office Office on 0115 845 0708

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

- \*\*£180 PPPW BILLS INCLUDED\*\*
- \*\*FREE TRAM PASS\*\*
- \*\*FREE PARKING\*\*
- \*\*MONTHLY CLEANER\*\*
- AVAILABLE ACADEMIC YEAR 2025/26
- 5 ENSUITE BEDROOMS
- GREAT LOCATION
- CLOSE TO UON
- TRANSPORT LINKS
- NOTHING TO PAY UNTIL OCTOBER 2025!



## 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	



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