

**Marlborough Road , Beeston, Nottingham, NG9  
2HL**



**1 bedroom House Share**

**£650 pcm**

**Available from 17 July 2024**

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

0115 9338997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

Head to [www.comfortlettings.co.uk](http://www.comfortlettings.co.uk) for more information about this property



## FACILITIES

1. Furnished
2. 5 Double Bedrooms
3. Bills Included
4. Central Beeston Location
5. Nearby High Street Shops
6. 2 Bathrooms
7. Separate WC
8. Houseshare

## DESCRIPTION

Discover this spacious 5-bedroom professional house share, where all bills—including gas, electric, water, council tax, and TV license—are covered. Ideally situated just a short walk from Beeston High Street, the property is surrounded by a variety of restaurants and shops, with excellent transport links to the city centre. This advert is for single occupancy in one room in the property. This advert is for 4 room available in the property which is located on the first floor to the front of the property.

360 Virtual Tour Available!

Call today to avoid disappointment!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

The security deposit required for this property will be £750.00.

The holding deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is 12 Months.