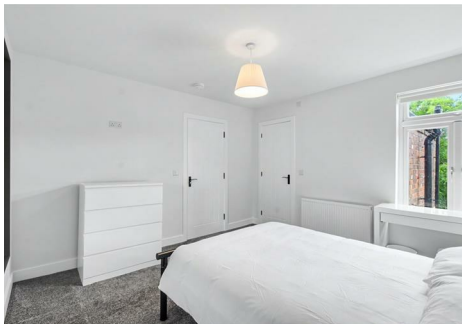




## Room Four, 76 Carnarvon Street, Nottingham, Nottingham, NG4 2FP

### £635 Per Month

- WELL-MAINTAINED COMMUNAL AREA
- PARKING INCLUDED
- ALL BILLS INCLUDED
- NEWLY RENOVATED PROPERTY
- AVAILABLE NOW
- FULLY EQUIPPED KITCHEN WITH APPLIANCES INCLUDING DISHWASHER
- LAUNDRY FACILITIES
- STYLISH DECOR THROUGH OUT
- STUDIO AND FIVE BEDROOMS AVAILABLE
- CALL THE ARNOLD OFFICE TO ARRANGE A VIEWING!

# 76 Carnarvon Street, Nottingham NG4 2FP

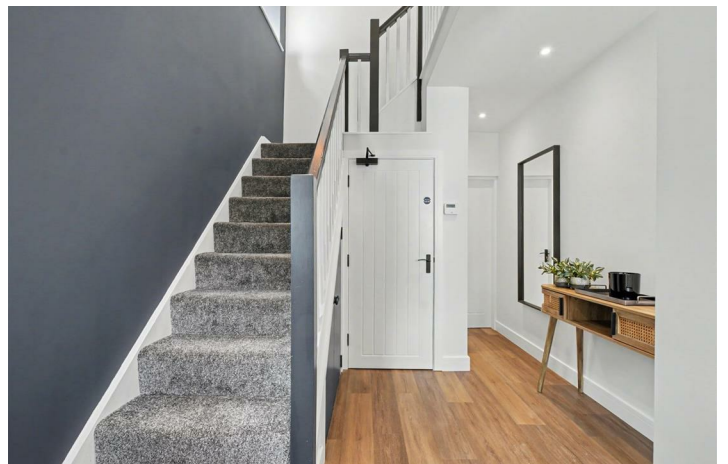
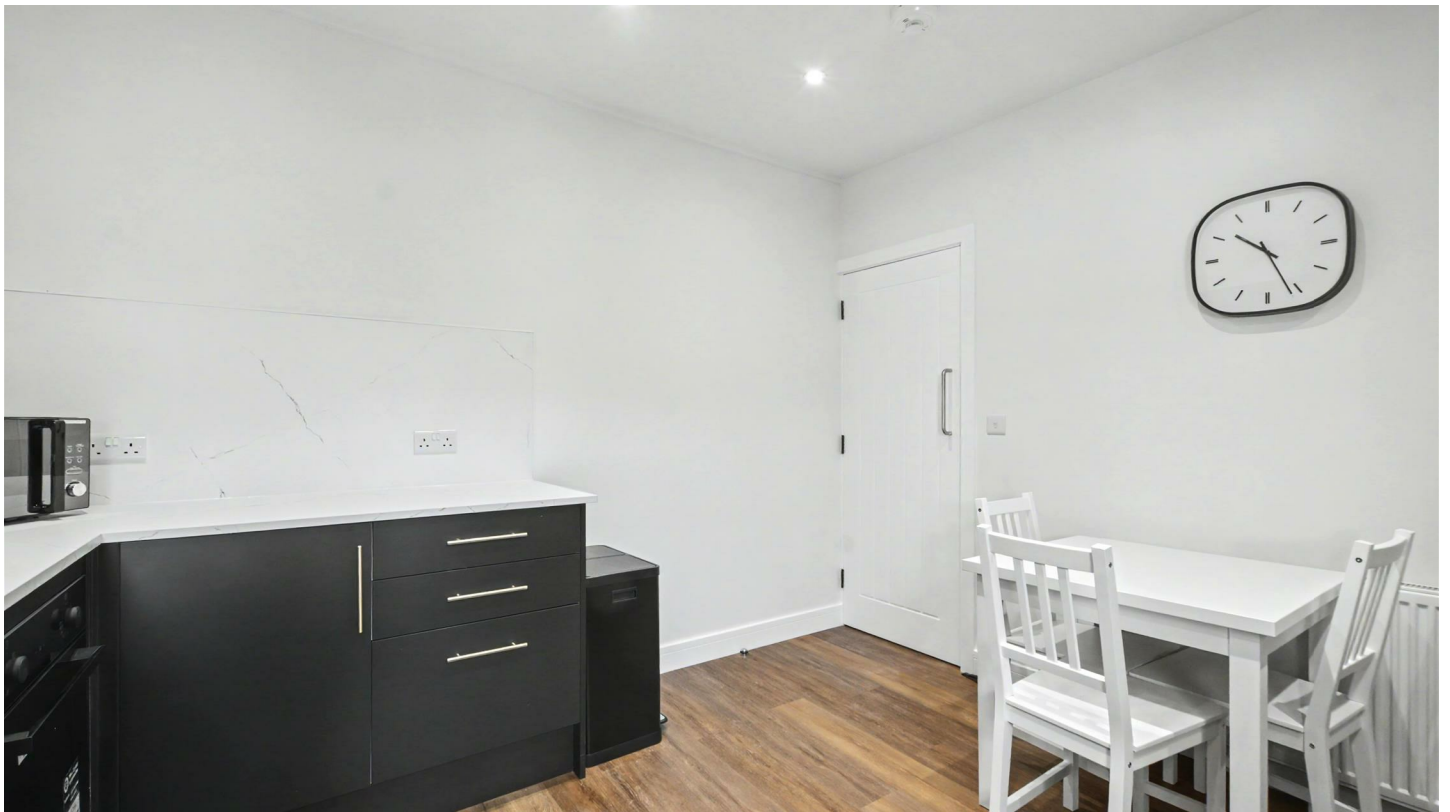
Modern Double Room with Private Bathroom – Recently Refurbished Professional House Share

This spacious and tastefully refurbished double bedroom offers modern, high-quality accommodation within a professionally managed house share. Finished to an excellent standard throughout, the room provides a comfortable and contemporary living space, perfect for working professionals.

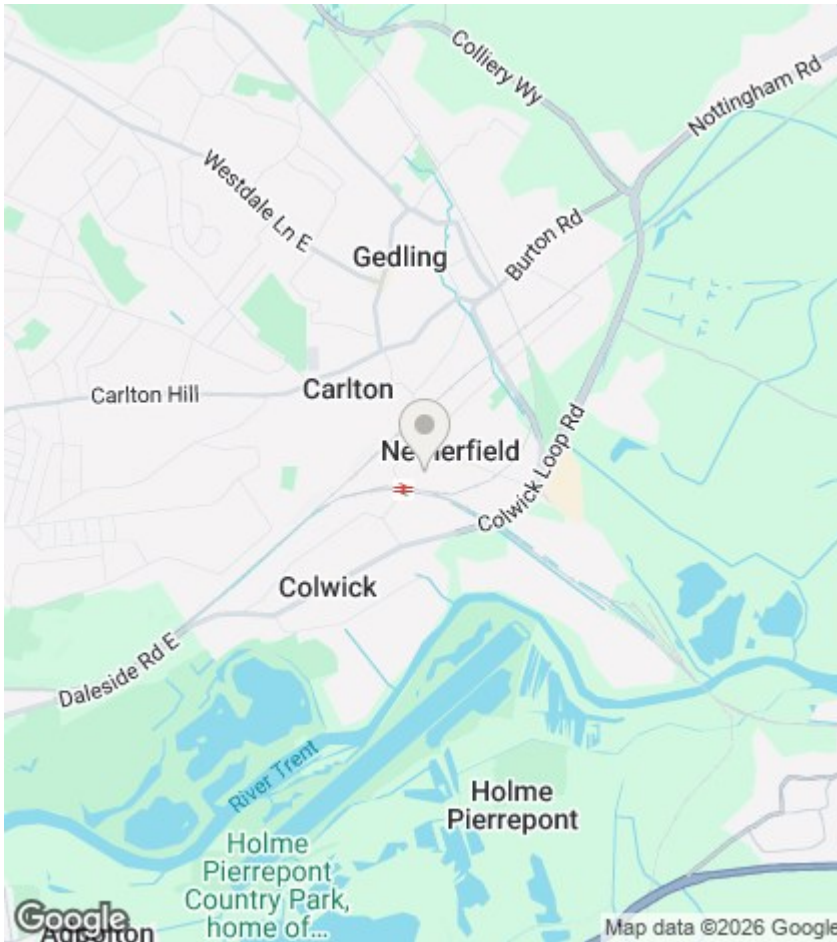
The generously sized bedroom is bright and inviting, featuring modern décor, quality furnishings, and ample space to relax or work from home. The private ensuite bathroom is fitted with a sleek shower enclosure, contemporary sanitaryware, and a heated towel rail, providing both privacy and convenience.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      | 74                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Robert Ellis**  
ESTATE AGENTS

