



 **robinesstates**
PROPERTY CONSULTANTS

- Alarm
- Double Glazed
- Parking
- Central Heating
- Garden
- Washing Machine



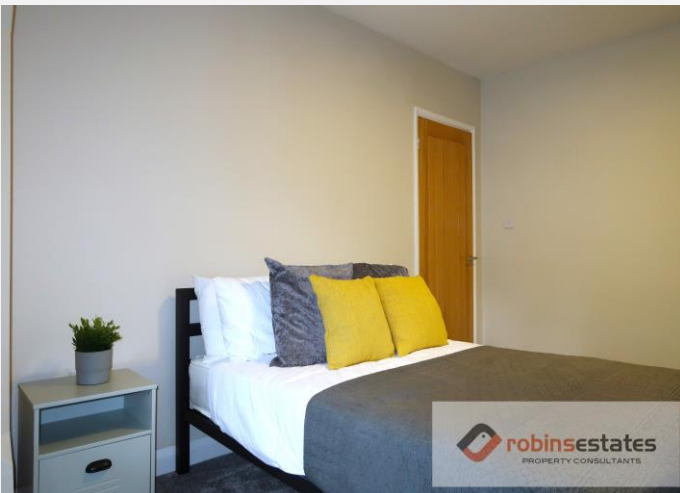
8 Rolleston Drive
Nottingham, NG7 1JT

Monthly Rental Of
£2,925

This is a PERFECT student property, with access for both The University of Nottingham and Nottingham Trent University. Close to City Centre and many local amenities.

- 3 DOUBLE BEDROOMS
- Shared LOUNGE/DINER
- Fully Fitted MODERN Kitchen with WASHING MACHINE
- *Gas Central Heating
- *Bathroom with SHOWER
- *Off road parking for one car plus residents parking on application
- NEW CARPETS and bathroom etc over summer 2014

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory check, these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.


Estimated energy costs of dwelling for 3 years:

£ 5,145

Over 3 years you could save

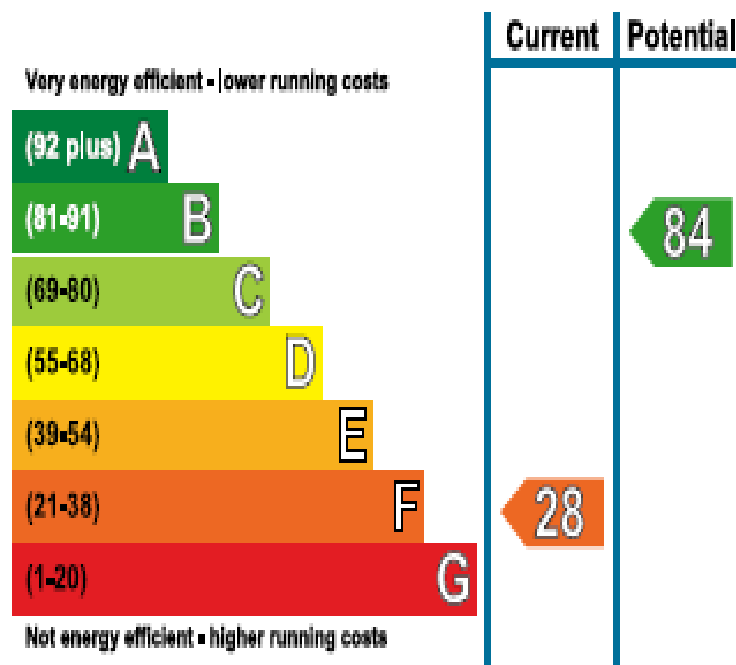
£ 3,420

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 144 over 3 years	
Heating	£ 4,284 over 3 years	£ 1,350 over 3 years	
Hot Water	£ 642 over 3 years	£ 231 over 3 years	
Totals	£ 5,145	£ 1,725	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Interested?

Call: 0115 824 0235

Lettings: enquiries@lrletting.com

Sales: sales@lrletting.com

Follow us on | [f](#) [t](#) [g+](#) [in](#) [p](#)