



Room 1, King Edward Street, Sandiacre
£570 pcm



Room 1, King Edward Street

Sandiacre

Modern 6-Bed Co-Living Home – High Spec Rooms in Prime Sandiacre Location

Introducing this beautifully designed **co-living development featuring six bedrooms**, four of which benefit from **private en-suite bathrooms**. The property offers stylish **shared living, dining and kitchen spaces**, thoughtfully created for **young professionals** seeking a **high-quality, sociable and secure home**.

Room 1 is located on the ground floor of the property and has an en-suite bathroom included.

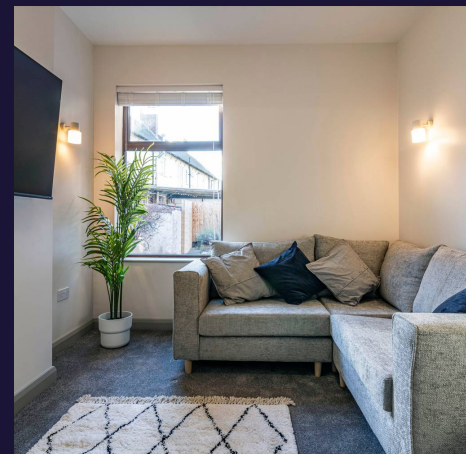
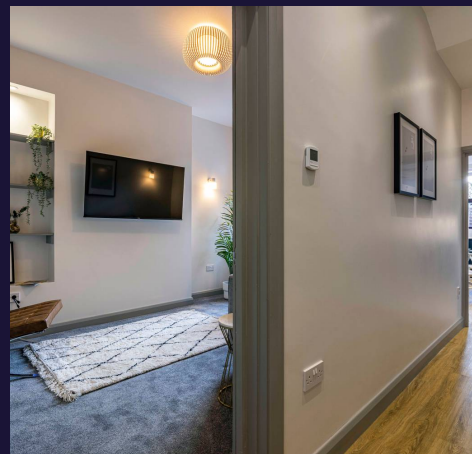
Located in the **heart of Sandiacre**, this property is perfectly positioned for commuters, offering **excellent transport links** to both **Nottingham and Derby** via the A52 and **J25 of the M1**, as well as regular public transport options just minutes away.

Sandiacre offers fantastic local amenities including supermarkets, shops, gyms and eateries. A **Co-op is just at the end of the road**, with **Lidl also within walking distance**. Nature lovers will enjoy the **nearby Erewash Canal**, perfect for peaceful walks and outdoor time.

Available from 4th December 2025 with bills included – contact us today to arrange a viewing.

Modern 6-Bed Co-Living Home – High Spec Rooms in Prime Sandiacre Location

Introducing this beautifully designed **co-living**





Room 1, 2, King Edward Street

Sandiacre

| Fully Refurbished | House share | Ensuite Double Bedroom | Inclusive of all bills | High-Speed Internet | Bi-Weekly Cleaner | Close to the M1 | Available 4th Dec 2025 |

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Newly Refurbished
- Fully Furnished
- Bills-inclusive
- Close To Local Amenities
- En-suite Bedroom
- Shared House
- Professional House Share
- Double Bedroom
- Kitchen Appliances Included
- Shared Lounge & Kitchen



Bedroom 1

12' 2" x 11' 10" (3.70m x 3.60m)

Room 1 is an en suite bedroom located on the ground floor and is fully furnished with a double bed, wardrobe, desk and chair and a TV on the wall. Large windows let in lots of natural light making the room bright and spacious.

En-suite

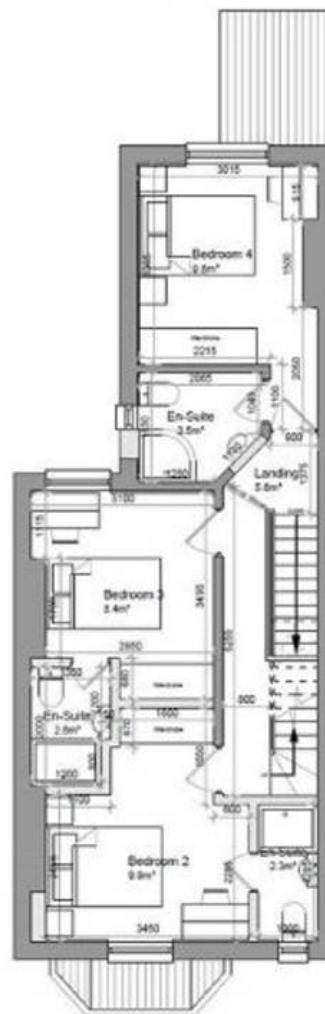
Modern en-suite bathroom featuring a shower cubicle, WC, hand basin with vanity unit and mirror.

Kitchen

Modern communal kitchen available for all tenants to use, fully equipped with appliances and complete with a dining table and chairs.

Lounge

Communal lounge featuring a comfortable corner sofa and TV — perfect for relaxing and socialising.





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk