



Radford Boulevard, Nottingham  
£575 pcm

 **Comfort**  
Estates



## Radford Boulevard

Nottingham,

**Comfort Estates are delighted to present this well-presented six-bedroom professional house share on Radford Boulevard.**

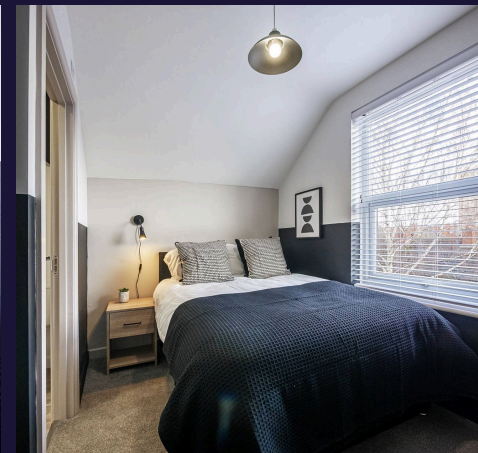
Room 5 is available now and situated on the second floor of the property. This spacious room has been freshly decorated, comes fully furnished, and benefits from its own private en-suite bathroom.

Ideally located within walking distance of local shops and amenities, the property offers excellent transport links with easy access to Nottingham Train Station, while both Nottingham hospitals are just a short drive away, making it an ideal home for working professionals.

All bills are included within the rent, covering council tax, TV licence, water, gas, electricity and Wi-Fi. A fortnightly cleaner also attends the communal areas for added convenience.

Video tour available.

Available now – contact Comfort Estates today to arrange your viewing.





### **Bedroom Five**

Bedroom Five is situated on the second floor of the property and is tastefully decorated in a modern style. The room comes fully furnished with a bed and mattress, wardrobe, chest of drawers, bedside table, and a desk with chair – providing everything you need for comfortable living.

### **En-suite Bathroom**

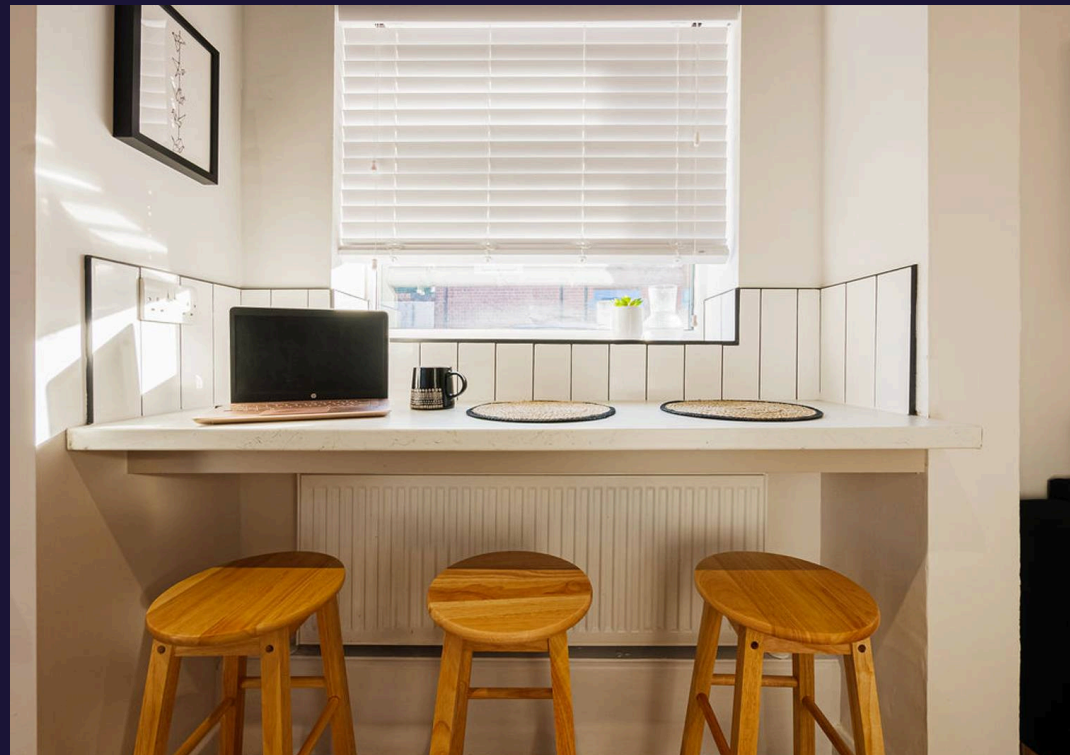
Bedroom five benefits from its own en-suite bathroom, complete with a shower cubicle, WC, sink and mirror. The en-suite is finished in a bright, modern style.

### **Communal Space**

The shared lounge is located on the ground floor as you enter the property and comes furnished with a sofa and TV, making it an ideal space for relaxing and socialising. The room leads seamlessly through to the shared kitchen and breakfast bar area, creating a comfortable and sociable layout.

### **Shared Kitchen**

The shared kitchen is fully equipped with an electric hob, fridge/freezer, washing machine, dishwasher and microwave. Offering ample storage and a convenient breakfast bar area, it's designed for both practicality and social living.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>			(92+)	<b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>	(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>		(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	





## Comfort Estates

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