



**Woodland Court**  
**32-34 Market Road**  
**Islington**  
**London**  
**N7 9PW**

**£275/  
week**



Woodland Court is brand new (2010), contemporary student accommodation with great transport links to Bell, with a door to door journey time of less than 30 minutes. Woodland Court is located 6 minutes' walk from Caledonian Road underground station (on the Piccadilly Line, the same line as Bell's closest station). The single studios are excellently furnished and all have an en-suite shower room with ample storage space. Between 4 and 9 studios make up a single cluster flat. You will share kitchen facilities with other Bell students. A bed linen pack and a kitchen pack are included in the price.

#### **Residence Features**

- 24 Hour security, CCTV and key fob entry
- Contents insurance included
- Common room with TV
- Bicycle rack
- Laundrette

#### **Room Features**

- Single bed, desk, chair, wardrobe, bed linen, ensuite toilet and shower
- 2Mb in-room internet access (includes IPTV, IP phone service and no download limits, upgrades available) is included in your weekly rental fee. You will need to bring a cable to connect your PC to the wall socket.

#### **Cluster Flat Features**

- Large spacious kitchen, lounge and dining area
- Kitchen with oven, hob, microwave, fridge freezer, toaster, kettle, iron & board and vacuum cleaner

#### **Cleaning arrangements**

A vacuum cleaner and cleaning equipment is available in the residence. If you do not want to clean your room yourself, you can arrange to have your room cleaned by a cleaner for an additional cost of £15. You need to give 3 days' notice. Please contact the Accommodation Officer at Bell for further information. All cooking utensils, crockery and cutlery are supplied, but it is your responsibility to ensure that you leave the kitchen clean after you have used it. Bed linen is provided at the start of your stay but you are responsible for washing it while you are staying at Woodland Court. **Please note that towels are NOT provided.**



## Laundry

A laundry room with washing machines and dryers is available on site.

## Smoking

Smoking is strictly prohibited anywhere in the building.

## Breakage and damage

You are responsible for paying for any breakages and damage to furniture, equipment and decoration of the studio or communal areas. Lost keys or key cards are replaced at your expense.

## Guests

Guests are not allowed to stay overnight with prior authorisation from management.

## Arrival time and check out

Arrival time on the first day is from 3.00pm onwards. Key cards need to be collected from Reception. Check out must be by 10.00am on the day of departure. Bookings must be for minimum 1 week.

## Illegal substances

Anyone found in possession of, dealing in or using illegal substances of any sort, including Class A and Class B drugs, will be deemed to have broken the conditions of residence and as a result will have their residency terminated forthwith and be asked to leave immediately. No refund will be made.

## Legal Liability

Neither Bell International nor Woodland Court are under any liability in respect of property belonging to a student which from any cause whatsoever may be damaged, lost or stolen whilst on Woodland Court premises.

