



£1,050 Weekly

Albert Grove

Terraced House | 7 Bedrooms | 2 Bathrooms

0115 697 28 29



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# Step Inside

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## Key Features

- Central Heating
- Close to university
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Good experienced landlords
- Integrated Appliances
- 2 bathrooms
- Basement
- Communal Lounge

## Property Description

7 Bed 2 Bathroom Student House - Lenton NG7 1PA £150 pppw - Deposit £300 pp.

Fully Furnished | Ideally located

Excluding bills

01 July 2025 to 28 June 2026 52 Week Contract

## Main Particulars

This is Available For the Academic Year 2025/26 for 7 people sharing. Complete with basement movie room which can easily become a games or party room. The property is situated just off Derby Road and Ilkeston Road providing excellent and regular transport links to Nottingham City Centre, QMC and Uni of Nottingham and Nottingham Trent Uni. With a wide range of shops also just at the end of the street and a park that is popular with students in the summer, the property is superbly located.

You'd be signing up for a 52-week contract and you'd need a deposit each of £300 per person. Here's the low down: Sorry guys, bills are not included for this price but is an option if that suits you better. Norman Galloway Sales & Lettings partner with Unihomes who can include all utilities.

All rooms are furnished with a double bed, wardrobe, desk, chair and chest of drawers. Each room has its own character, most even having original fireplaces for decoration.

Upon entering the property there are is a ground floor double bedroom to the right which is furnished with a double bed, wardrobe, chest of drawers, desk, chair and notice board. Further down the corridor, there is another double bedroom. The corridor leads onto the kitchen and lounge, and the stairs to the basement movie/party room.

The kitchen/lounge has a dining table, 2 fridges, a double range cooker plenty of storage space and a sink. There is also a sofa, as to relax whilst conversing in the communal area, or to watch the TV.

The basement is a socialite haven. Sofas, chairs, coffee table and TV makes for a den for gaming or partying. There is even a mini-fridge for easy drink storage - there is no need to go up and down the stairs for refreshments.

On the first floor, there is a shower room and a bathroom, each with toilets and wash hand basins There are also three further bedrooms on this floor, all with double beds.

Finally, on the second floor, there is plenty of open storage space on the landing. There are two attic rooms, which get a beautiful light throughout most of the day.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.



- (1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Deposit: £2,100

Holding Deposit: £1,050

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### **Hall**

This is a huge Victorian house situated on Albert Grove. As you enter the property it is light, airy and quality.

### **Bedroom 1**

This is a bright white and good-sized bedroom immediately to the right as you enter the front door. With double windows onto Albert Street. Furniture includes double bed, wardrobe, drawers, side cabinet and desk.

### **Bedroom 2**

This is also bright white and good-sized bedroom on the ground floor and has windows overlooking the rear garden. This room is fully furnished and includes double bed, wardrobe, drawers, side cabinet and desk.

### **Dining Room**

This property really comes into its own with this shared space. Viewing or virtual viewing is highly recommended as the space really works for students who have busy lives.

### **Kitchen**

The kitchen in this house is huge. It has a double range cooker. All the mod cons including microwave, fridges etc. This is a perfect space for entertaining. Very classy and aspirational.

### **Bedroom 3**

This is a bright white and good-sized bedroom immediately ahead as you alight the ground floor staircase. This bedroom benefits the front elevation so the occupier can see onto Albert Street. With double windows onto Albert Street. Furniture includes bed, wardrobe and drawers.

### **Bedroom 4**

This is a bright white and good-sized bedroom ahead and to the left as you alight the ground floor staircase. The bedroom is one of the best in the house. It has a double window to the front elevation The occupier can see onto Albert Street and this room has furniture including double bed, wardrobe and drawers.

#### **Bedroom 5**

This bedroom is immediately upon you as you alight the ground floor staircase. It is a very large room that overlooks the rear garden. If you are part of a party booking this accommodation. Bagsy this room as it is top drawer.

#### **Bedroom 6**

What a gem of a room. Right at the top of the house. Straight ahead as you enter the 3rd floor. With dormer window onto the front elevation. Huge room with double bed, wardrobe, drawers and desk. Please don't be tempted to holler down onto the street.

#### **Bedroom 7**

Moving on up through the house onto the 3rd floor is this delightful bedroom. Very spacious. Private, cosy, and fully furnished. With bed, wardrobe and drawers you have plenty of space to live comfortably.

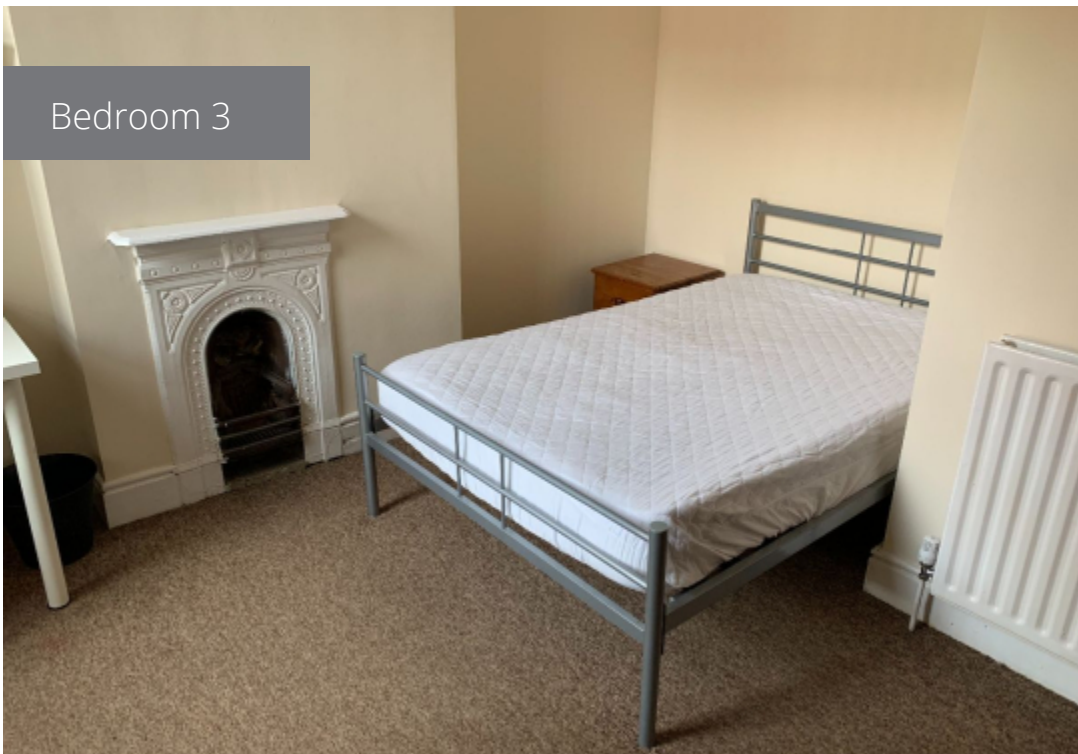




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP





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