



£125 Weekly

Room 4

House Share | 1 Bedroom

0115 697 28 29



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# Step Inside

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## Key Features

- 2 bathrooms
- Bills inclusive option available
- Bills not included
- Cellar
- Central Heating
- Communal Lounge Area
- Fitted Kitchen
- Fully Furnished
- Garden
- Good transport links

## Property Description

3 beds available in this BEAUTIFUL, NEWLY REFURBISHED property. At £125 per person per week. Students and Working Professionals are well suited for this property.

## Main Particulars

This student house is ready NOW, for the new academic year. In the heart of Lenton, you are perfectly situated with many amenities nearby, including but not limited to Savoy Cinema, Sainsbury's Local, Lenton Recreation Ground and numerous local stores.

NEWLY RENNOVATED, you will be the first to stay in this modern abode.

A short trip away from both University of Nottingham (NCT busses 35 to Bulwell and 36 to Chilwell, indigo to Derby, i4 to Sandiacre) and Nottingham Trent University (NCT Busses 34, 35, 36 to city center, indigo to Nottingham and i4 to Nottingham), this is ideal for students of all locations.

Deposit: £400 per person

Rent: £125 per person, per week

Holding deposit = 1 weeks rent

Parking permit only

Fully furnished

Does not include utilities (UTILITY BUNDLE IS AVAILABLE)

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.

Council Tax Band: A (Nottingham City Council)

Deposit: £400







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Telephone: 0115 697 28 29



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