

**Rothesay Avenue , Lenton, Nottingham, NG7 1PU**



**6 Bedroom House**

**£2,998.26 pcm**

**Available from 03 July 2025**

Comfort Estates, 47 Derby Road, Nottingham, NG1 5AW

0115 933 8997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

Head to [www.comfortestates.co.uk](http://www.comfortestates.co.uk) for more information about this property



## FACILITIES

Furnished

Popular Lenton Triangle Location

Furnished

Two Bathrooms

Furnished

Excellent Transport Links

6 Double Bedrooms

Popular Lenton Triangle Location

6 Double Bedrooms

Two Bathrooms

## DESCRIPTION

Rothesay Avenue is one of the most sought-after roads in the Lenton triangle, being close to the University (both Jubilee Campus and University Park are within easy walking distance) and also near to all the amenities of Derby Road including Sainsbury's, the Savoy Cinema and lots of smaller shops, delis and cafes. Frequent buses run from here to the city centre too for shopping and nights out.

This property boasts six generously sized double bedrooms, two modern shower rooms, and a fantastic open-plan kitchen/dining/living area that creates a bright and welcoming atmosphere. The contemporary kitchen is fully equipped with an integrated dishwasher, washer-dryer, ceramic touch hob, stainless steel fan-assisted oven, American fridge-freezer, and a dining table with six chairs. An archway leads to a stylish sitting room featuring two large, comfortable sofas, an exposed brick fireplace, wooden flooring, and a wall-mounted smart TV. Outside, you'll find a tidy, low-maintenance yard. Located in the heart of Lenton, this property offers excellent value for money.

Call Comfort Estates today to book a viewing!

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Security Deposit required for this property will be **£1800.00**.

The Holding Deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is **12 Months**.