

## **Derby Terrace , City Centre, Nottingham, NG7 1ND**



**4 Bedroom End Terrace House**

**£3,041.68 pcm**

**Available from 29 July 2026**

| Your Next Student Home for 2026/27 | £175 pppw | Bills Included | 4 Double Bedrooms | 1 En-suite and 2 Bathrooms | Utility Room | 10 Minute Walk to Nottingham Trent University | 12 Minute Walk to City Centre | 11 Minute Walk to Savoy Cinema and Sainsbury's | Great Transport Links |

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

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

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



## FACILITIES

- Furnished
- Master Ensuite
- Furnished
- Character Property
- Furnished
- High Ceilings & Large Windows
- Furnished
- Separate Utility Room
- Bills Included
- Master Ensuite

## DESCRIPTION

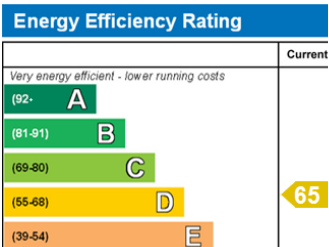
£175 pppw | Bills Included

Located on the edge of Nottingham’s prestigious Park Estate, this property is a stylish, Grade II listed townhouse, perfect for students seeking character and convenience. You will be Just a short walk from Nottingham Trent University and the City Centre, with easy access to the excellent bus and tram links to the University of Nottingham. You will enjoy a thriving City Centre on your doorstep, with plenty of shops, bars, restaurants, and theatres just around the corner.

In brief, the property comprises an entrance hallway, a modern kitchen, a separate living room, 4 large bedrooms, one of which is en-suite, and 2 other shared bathrooms. All bedrooms are fitted with everything you need to make the space your own. Each room has a desk, drawer, and wardrobe with all the space and storage available for you.

An Ideal location for students wanting to be at the heart of it all, just a 15-minute walk to Nottingham Trent University with lively pubs, cafés, and shops. Just a short walk from the City Centre and packed with student life.

Don’t miss out on making this stunning property your new home – book your viewing today!



The Security Deposit required for this property will be **£1400.00**.