

**Rutland Road , West Bridgford, NG2 5DY**



**4 Bedroom House**

**£1,841 pcm**

**Available from 17 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
- Excellent Transport Links
- Furnished
- Close to City Centre & West Bridgford
- Furnished
- Bills Included
- Furnished
- Separate study space
- Double Bedrooms: 4
- Excellent Transport Links

## DESCRIPTION

| £110 pppw | Bills Included |

Comfort Estates is proud to present is a charming 5 bedroom, 2 bathroom student property situated in the sought-after area of West Bridgford, Nottingham. The property will be fully redecorated in time for the 2025/26 academic year.

The property is located in a great location, just a short 5 minute walk from the ASDA Superstore. And just a 30 second walk from multiple bus stops and offers great transport links into the City Centre - Perfect for Nottingham Trent University students.

The house will feature six generously sized, freshly decorated bedrooms. All of which will be fully furnished bedrooms with a small double bed, wardrobe, desk, and desk chair. There is a spacious living room is perfect for unwinding after lectures or hosting friends. The kitchen is generously sized, providing plenty of storage, including a fridge-freezer, oven, and washing machine and a tumble dryer. The property includes a living room as well as an extra study room ideal for

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

- The Security Deposit required for this property will be **£1250.00**.
- 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**.