

## St. James's Street , Nottingham, NG1 6FG



1 bedroom House Share

£675.36 pcm

Available from Now

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

0115 9338997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

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



## FACILITIES

1. Furnished
2. En-suite Bedroom
3. Broadband and TV licence included in rent
4. Mechanical Ventilation Heat Recovery System
5. Fully Refurbished
6. Gas, Electricity and Water Included
7. Open Plan Living/Dining Area
8. Virtual Tour Available

## DESCRIPTION

Individual rooms are available in this fantastic 9 bedroom all en-suite student apartment. Designed from top to bottom with every last detail considered, including TVs in all bedrooms, large open-plan kitchen/living/dining, separate utility space, TV snug lounge, separate study area, air heating/cooling, triple glazing and much more! This property is located on St. James's Street in the heart of the City Centre with excellent access to the University and the rest of the City.

In brief, the accommodation comprises of 9 double bedrooms, please note this advert is for one room in the student house share, all with en-suites, a spacious open plan kitchen/lounge/diner with a sofa and TV and built-in banquette seating, integrated appliances, 2 x gas hob, 2 x fridge freezers, 2 x washer/dryer, and dishwasher. The bedrooms are furnished with a double bed, wardrobe space, desk, chair, and chest of drawers.

This room is Room 3, located on the first floor, first bedroom on the right.

Bills included: Gas, Electricity, Water, Television Licence & Broadband

Call or reserve online now to avoid missing out on this amazing student property!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The security deposit required for this property will be £450.00.

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 7 Months.