

**Broughton Drive , Wollaton, Nottingham, NG8  
1DW**



**1 bedroom House Share**

**£612.68 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. Student Houseshare
3. Newly Refurbished
4. Close to QMC and Nottingham Uni
5. Bills Included
6. Fully Furnished
7. Council Tax Band: C

## DESCRIPTION

Fully refurbished in 2023 to a high standard, this property is perfect for students looking to be close to The University of Nottingham and Queens Medical Centre, with good transport links to the City Centre for NTU too.

In brief, the accommodation comprises of 5 large double bedrooms with 2 shared bathrooms, 1 additional WC and a spacious open-plan, modern, kitchen/diner with appliances included. All of the bedrooms are furnished with a double bed, built-in wardrobe, desk, chair, chest of drawers, and are fully carpeted.

Parking is on street in a permit area. There are also gardens to the front and rear.

Bills included: Gas, Electricity, Water, and Television Licence

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

Please note this advert is for one room in the student house share, There are 5 rooms in total, sharing 2 bathrooms and 1 additional WC.

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	
	80
57	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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 10 Months.