

**Middleton Boulevard , Wollaton Park,  
Nottingham, NG8 1AA**



**6 bedroom Semi Detached House**

**£564.89 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. Integrated Appliances
3. Double Bedrooms
4. Spacious Living Room
5. Offroad Parking
6. Private Garden
7. Council Tax Band: C
8. Bills Included

## DESCRIPTION

Comfort Lettings is proud to present this well-presented and recently extended and refurbished 6 double-bedroom student property with a separate lounge, and well-maintained front and rear garden. The property benefits from 2 bathrooms, as well as a separate WC. All bedrooms are furnished with a double bed, large desk, desk chair, wardrobe, and chest of drawers with plenty of space and storage available for you. The property is set in a private and ideal location close to the University, Jubilee campus, QMC, transport links, and amenities only a short bus into Nottingham city centre and frequent bus links will allow you to have great access to explore Nottingham at your fingertips.

- 2-minute walk to the closest bus stop
- 5- minute walk to Co-Op
- 10-minute walk to The Rose and Crown
- 15-minute walk to QMC Main Entrance
- 15-minute bus journey to NTU City Campus
- 20-minute walk to UoN Campus (North Entrance)
- 20-minute bus journey to the Vic Centre

All Inclusive Bills: Gas, Electricity, Water and Television Licence.

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			
		60	81
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			
		51	77
England & Wales		EU Directive 2002/91/EC	

The security deposit required for this property will be £2700.00.

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.