

Church Avenue , Lenton, Nottingham, NG7 2EW



4 Bedroom House

£477.98 pcm

Available from Now

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

0115 933 8997 | info@comfortlettings.co.uk

Head to www.comfortestates.co.uk for more information about this property



FACILITIES

Furnished

2 Bathrooms

Furnished

Close to Local Shops

Furnished

Council Tax Band: B

Double Bedrooms: 7

2 Bathrooms

Double Bedrooms: 7

Close to Local Shops

DESCRIPTION

| £110 pppw | Bills Inclusive Option | A detached property off Lenton Boulevard with double bedrooms—six with sinks—and two bathrooms, plus an extra sink and WC. The spacious lounge offers seating for seven, a TV, and French doors leading to the rear garden. The large kitchen is equipped with a six-burner cooker, washer, tumble dryer, dishwasher, and two fridge/freezers, along with a breakfast bar. Each bedroom comes furnished with a double bed, desk, chest of drawers, wardrobe and notice board.

The property includes double-glazed windows, gas central heating, a burglar alarm, and security lighting.

Conveniently located just a minute from a shop, a 10-minute walk to the University/QMC, and 15 minutes to the city centre, this home is ideal for students or professionals seeking comfort and accessibility.

DON'T WAIT! Get in touch today to secure your next student home!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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 **£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 **12 Months**.