

**Gloucester Avenue , Lenton, Nottingham, NG7
2DQ**



7 bedroom House

£4,106.27 pcm

Available from 30 July 2025

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

0115 9338997 | info@comfortlettings.co.uk

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



FACILITIES

1. Furnished
2. Double Bedrooms: 7
3. Washbasin in All Bedrooms
4. 2 Bathrooms
5. Alarm
6. Large Communal Areas
7. Council Tax Band: B
8. Close to QMC and Nottingham Uni

DESCRIPTION

| £132 pppw | Bills Inclusive Option Available | A fantastic 7 bedroom student property located in the heart of Lenton, just off Derby Road so perfect for reaching the QMC and City Centre, just around the corner from the local shops, bars, savoy cinema, and cafes. The property in brief comprises of; a large spacious open-plan kitchen/diner and lounge, 7 large double bedrooms, 1 bathroom, 1 shower room and WC, and the added benefit of a rear yard. Call or reserve online to avoid disappointment!

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92- A)	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A)	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
59	
EU Directive 2002/91/EC	

The security deposit required for this property will be £3150.00.

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.