

**Gamble Street , Arboretum, Nottingham, NG7
4EY**



6 bedroom Terraced House

£4,301.82 pcm

Available from 20 August 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. Spacious Living Room
3. 6 Double Bedrooms
4. Parking
5. Designer Finish
6. Bills Inclusive
7. 360 Virtual Tour
8. Close to City Centre

DESCRIPTION

| Bills Inclusive | £162 pppw | Bespoke design 3 storey, 6 double bedroom property within walking distance to NTU and City Centre. The property comes with a flat-screen TV. Inclusive bills, including Gas, Electricity, Water and TV Licence. All of the bedrooms are furnished with large a double bed, wardrobe, desk, chair, bedside table and are fully carpeted. The kitchen comprises of integrated appliances and has electric oven with gas hob, dishwasher, washer, dryer, tall larder fridge and separate freezer. Outside there is car parking space for 1 car and a garden to the rear. Reserve early to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C	71	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		79
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.