

## Cromwell Street , Arboretum, Nottingham, NG7 4GJ



1 bedroom House £434 pcm

Available from Now

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW 0115 9338997 | info@comfortlettings.co.uk





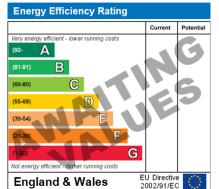
## **FACILITIES**

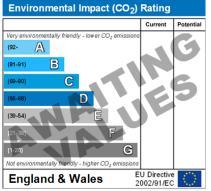
- Furnished
- Double Bedroom
- 3. Large Communal Areas
- 4. 2 Bathrooms
- Private Garden
- 6. Close to City Centre
- 7. Close to NTU
- 8. Alarm

## DESCRIPTION

Comfort Estates is proud to present this very spacious, well-presented 8 double bedroom student house positioned in the Arboretum, 2 minutes walking distance to NTU and perfect for walking into the City Centre. The property briefly comprises; 8 large double bedrooms, 2 bathrooms, a very spacious open plan kitchen/dinner, and the added benefit of an enclosed rear yard. Call or reserve online to avoid disappointment

- \* Very large property off Waverley St, close to Trent University (2 min)
- \* 8 double bedrooms, Double Beds, sinks in all bedrooms
- \* Double-glazed windows
- \* Large lounge with black leather settees (seating for eight), TV point
- \* Large kitchen: 8 burner Gas Cooker with double oven, Extractor
- \* Washer, Separate Dryer, Dishwasher, 2 Fridge/Freezers
- \* Dining table & chairs
- \* Bedrooms: Desk, Chest of Drawers, Wardrobe, Double Bed, Chair, Noticeboard, TV, Internet point
- \* Showroom with mixer shower, sink & toilet
- \* Bathroom with Mira electric shower over bath, sink & toilet
- \* Condensing combination boiler with instant hot water
- \* Mains powered Smoke & Heat detectors
- \* Burglar Alarm, Security Lighting, window locks
- \* City Centre 10min walk, Shops 4min walk, Tram Stop 4min, Pub 4min





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.