

## Barrack Lane , Lenton , Nottingham , NG7 1AN



1 bedroom House Share

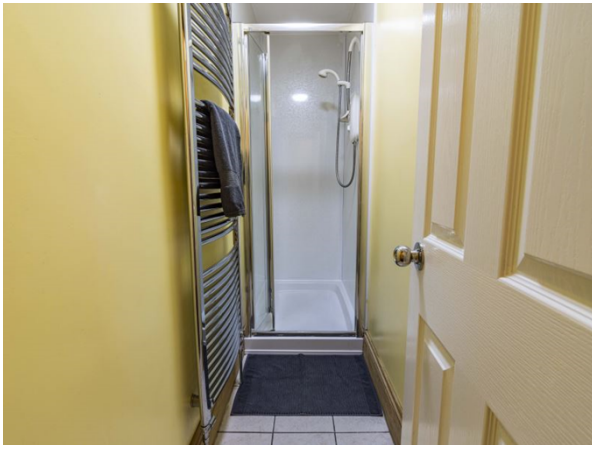
£564 pcm

Available from 20 September 2024

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. Student Houseshare
3. Large Communal Areas
4. Fully Refurbished
5. Close to City Centre
6. Optional Bills Included
7. Off Road Parking
8. 2 Bathrooms

## DESCRIPTION

- \* SHORT CONTRACT
- \* FULL REFURBISHMENT undertaken to the highest possible standard
- \* Large attractive semi-detached Victorian property
- \* Close to Derby Road and within The Park conservation area, Nottingham's prestige location
- \* Superb uninterrupted views over Nottingham to the West with many stunning sunsets to watch
- \* Off-road Parking for 2 cars
- \* 8 MASSIVE double bedrooms
- \* Large open plan living area, leather settees
- \* Full size Dining table & chairs
- \* Fantastic modern Kitchen
- \* Washer, Dryer, Dishwasher
- \* 8 Burner cooker with 2 double ovens & grill & extractor over
- \* 2x large fridge/freezers
- \* Bedrooms with: Desk, Drawers, Wardrobe, Double Bed, Chair, Sink, TV & Internet point
- \* 2 Bathrooms with showers
- \* 2 further separate toilets
- \* Enclosed and private outside space
- \* City Centre 10min, Shops 1min, Pub 2min, Bus stop 1min

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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 10 Months.