

Barrack Lane , Lenton, Nottingham, NG7 1AN



1 bedroom House Share

£462 pcm

Available from 20 September 2024

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. 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
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(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		
(69-80)	C		
(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 £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.