

## 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



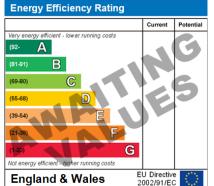


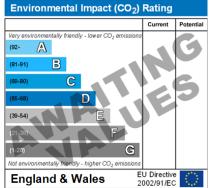
## **FACILITIES**

- 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





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.