

## Derby Grove , Lenton, Nottingham, NG7 1PF



6 bedroom Semi Detached House

£4,145.40 pcm

Available from 15 August 2025

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. 6 Double Bedrooms
3. 4 Ensuite Rooms
4. Parking
5. Open Plan Living
6. Appliances Included
7. Bills Included
8. Prime Lenton Location

## DESCRIPTION

| £159 pppw | Bills Inclusive | Comfort Estates are delighted to offer this spacious student property located in the heart of Lenton, an area popular for students at either the University of Nottingham or Nottingham Trent University. This property offers a comfortable and modern living space, ideal for a group of students looking to share accommodation. The property is located within a 3 minute walk of the closest bus stop and provides direct access to Nottingham City Centre and the University of Nottingham. The closest shop, Sainsbury's Local, it within a 5 minute walk of the property.

The house features six well-sized bedrooms, each furnished with a double bed, desk, wardrobe, and storage space. There is five good sized bathrooms , four of which are en-suites, and a separate WC. There is a large open plan living/kitchen area, providing the perfect spot for socialising. The kitchen is fully equipped with modern appliances, including a micro-wave, ovens and fridge/freezers.

Schedule a viewing to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.