

**Cycle Road , NG7 2DT**



1 bedroom House

£586.61 pcm

Available from 01 August 2024

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

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Head to [www.comfortlettings.co.uk](http://www.comfortlettings.co.uk) for more information about this property



## FACILITIES

1. Furnished
2. Academic Year 2024/25
3. Student Home
4. Bills Inclusive
5. Close to QMC and Nottingham Uni
6. Close to University Park & Jubilee Campus
7. 6 Double Bedrooms

## DESCRIPTION

Comfort Estates are pleased to offer a room in this fantastic student property, ideally located in a popular student area. Within easy walking distance from University Park, Jubilee Campus and QMC and close to many shops and amenities on Derby Road and Lenton Boulevard.

The property includes a modern kitchen with integrated appliances, a breakfast bar and dining table. The kitchen leads in to the spacious and comfortable lounge, furnished with two sofas and a coffee table. The six double bedrooms are furnished with built-in wardrobes, study desk, chest of drawers, desk, work chair, and shelving, each with 4ft double beds. The bedrooms share two modern fully tiled shower rooms. Outside you will find a low-maintenance enclosed rear yard with a picnic table for your enjoyment.

Call Comfort Estates today to book a viewing!

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The security deposit required for this property will be £350.00.

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 6 Months.