

**Middleton Boulevard , Wollaton, Nottingham,
NG8 1AA**



5 bedroom Semi Detached House

£2,976.50 pcm

Available from 10 July 2024

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

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Head to www.comfortlettings.co.uk for more information about this property



FACILITIES

1. Furnished
2. Double Bedrooms
3. Redecorated Throughout
4. Generous Driveway
5. Private Garden
6. Close to Uni Park Campus
7. Close to Jubilee Campus
8. Close to QMC

DESCRIPTION

Comfort Lettings is proud to present this well-presented and recently extended and refurbished 6 double-bedroom student property with a separate lounge, and well-maintained front and rear garden. The property benefits from 2 bathrooms, as well as a separate WC. All bedrooms are furnished with a double bed, large desk, desk chair, wardrobe, and chest of drawers with plenty of space and storage available for you. The property is set in a private and ideal location close to the University, Jubilee campus, QMC, transport links, and amenities only a short bus into Nottingham city centre and frequent bus links will allow you to have great access to explore Nottingham at your fingertips.

- 2-minute walk to the closest bus stop
- 5- minute walk to Co-Op
- 10-minute walk to The Rose and Crown
- 15-minute walk to QMC Main Entrance
- 15-minute bus journey to NTU City Campus
- 20-minute walk to UoN Campus (North Entrance)
- 20-minute bus journey to the Vic Centre

All Inclusive Bills: Gas, Electricity, Water and Television Licence.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(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 £2250.00.

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.