

Hope Drive , The Park, Nottingham , NG7 1DL



1 bedroom House

£564.89 pcm

Available from 22 August 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. Fully Furnished
3. Close to City Centre
4. Student Home
5. Alarm
6. 3 Bathrooms
7. Academic Year 2024/25
8. Double Bedrooms: 7

DESCRIPTION

| Room available in a 7 bedroom student house-share | Available for 2024/25 | Fully modernised and upgraded property | £130 pppw | Free on-street parking for 2 cars | Desirable location |

One bedroom is available in this student property in the desirable location of 'The Park', a prestigious area of Nottingham, whilst being a short walk to the bustling City Centre and NTU.

The property briefly comprises of; 7 large double bedrooms, 2 bathrooms, a spacious kitchen/diner, separate lounge, utility room, and off road parking for 2 cars.

This advert is for one bedroom in the property.

- * Large Detached property off Castle Boulevard
- * 2 shared bathrooms
- * Further sink & toilet
- * Utility Room with 2 Fridge/Freezers, washer and separate dryer
- * Bedroom furniture: Desk, Chest of Drawers, Wardrobe, Double Bed, Chair, Notice board
- * Full gas central heating
- * Burglar Alarm
- * Sainsburys 10min, University/QMC 16min, City Centre 5min, Pubs 5min

Please note bills are not included in the rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	60
(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		
(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 12 Months.