

Barrack Lane , Lenton, Nottingham, NG7 1AN



8 bedroom House

£4,171.44 pcm

Available from 20 September 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. 8 Double Bedrooms
3. Large Communal Areas
4. Fully Refurbished
5. Close to City Centre
6. Council Tax Band: E
7. Optional Bills Included
8. Off Road Parking

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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 £3600.00.

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.