

## Burns Street , Arboretum, Nottingham, NG7 4DT



1 bedroom House Share

£391 pcm

Available from Now

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. Student Houseshare
3. 8 Double Bedrooms
4. Large Communal Areas
5. Private Garden
6. Close to NTU
7. Council Tax Band: D

## DESCRIPTION

Comfort Estates are proud to present this very spacious, well presented 8 bedroom student house positioned in the Arboretum, perfect for access to NTU and within walking distance to the City Centre. The property briefly comprises of; 8 large double bedrooms, 2 bathrooms, a very spacious open plan kitchen/diner, separate lounge and an enclosed rear yard. Call or reserve online to avoid disappointment

- \* Outstanding semi-detached Victorian property off Waverley Street
- \* FULLY REFURBISHED to a high standard
- \* 8 double bedrooms, Double Beds
- \* 2 bathrooms
- \* Double-glazed windows
- \* Large dining kitchen with 8 burner double oven Gas Cooker
- \* Washer, separate Dryer, Dishwasher, 2 large Fridge/Freezers
- \* Dining table and 8 chairs
- \* Large lounge with leather settees and TV point
- \* Bedroom furniture: Desk, Chest of Drawers, Wardrobe, Double Bed, Chair, Noticeboard, TV, Internet & Tel point
- \* Sinks in all bedrooms
- \* Shower room with mixer shower, sink & toilet
- \* Shower room with Mira electric shower & sink
- \* Further 2nd toilet & sink

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	
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(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 £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 10 Months.