

## Hawton Crescent , Wollaton Park, Nottingham, NG8 1EG



6 bedroom Semi Detached House

£3,519.66 pcm

Available from 15 August 2025

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. Double Bedrooms
3. Offroad Parking
4. Spacious Living Room
5. Private Garden
6. Modern Fitted Kitchen
7. Open-Plan Kitchen/Diner
8. 2 Bathrooms

## DESCRIPTION

| £135 pppw | Bills Included |

Comfort Estates are pleased to present this fantastic 6 double bedroom student property ideally located in the quiet area of Wollaton East, less than a 10 minutes walk from UoN Main Campus, Jubilee Campus, QMC and excellent transport links.

Fully refurbished and extended to include 6 double bedrooms, 2 bathrooms, a large kitchen with space for a dining table and chairs, as well as landscaped private gardens with off-road parking for up to 3 cars. Benefiting from full double glazing, HD wall-mounted TV and modern and stylish fixtures and fittings. All bedrooms include a double bed, large desk, desk chair, wardrobe, chest of drawers and a shelving unit.

Bills included: Gas, Electricity, Water, and Television Licence.

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92-)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D | 69                      | 79        |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |   |                         |           |
| (92-)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D | 59                      | 60        |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

The security deposit required for this property will be £2700.00.

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.