

## North Sherwood Street , City Centre, NG1 4DY



4 bedroom Flat / Apartment

£2,980.84 pcm

Available from 11 July 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. Close to City Centre
3. Bespoke Finish
4. Newly Refurbished
5. Integrated Appliances
6. Double Bedrooms: 4
7. All Ensuite Bedrooms
8. Council Tax Band: A

## DESCRIPTION

| £172 pppw | Bills Included | A fantastic 4 bedroom student property. Designed from top to bottom with every last detail considered. This property is a 2 minute walk to NTU City Campus so is ideal for Nottingham Trent students. Being a short 10 minute walk into the city centre there are frequent bus links and other transport. This property is perfect for exploring Nottingham and being centrally located and close to the action!

In brief, the accommodation comprises of 4 double bedrooms all with en-suites, a perfect space to relax and enjoy the space. These bedrooms are refurbished to the highest standard and are fitted with everything you need to make it home. The spacious open plan kitchen/lounge/diner with a sofa and tv, integrated appliances, gas hob, fridge freezer, washer/dryer, and dishwasher. This kitchen/Lounge/Diner is a perfect place to host guests over for dinner parties or enjoy your home-cooked meals. Each bedroom is furnished with a double bed, wardrobe space, desk, chair, chest of drawers with all the space and storage that you need to make your room feel like your home.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(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		
(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 £1800.00.

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.