

**Gloucester Avenue , Lenton, Nottingham, NG7 2DQ**



**7 Bedroom House**

**£530.12 pcm**

**Available from Now**

**Comfort Estates, 47 Derby Road, Nottingham, NG1 5AW**

**0115 933 8997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)**

**Head to [www.comfortestates.co.uk](http://www.comfortestates.co.uk) for more information about this property**



## FACILITIES

Furnished

Alarm

Furnished

Large Communal Areas

Furnished

Close to QMC and Nottingham Uni

Furnished

Close to shops

Double Bedrooms: 7

Alarm

## DESCRIPTION

| £122 pppw | Bills Inclusive Option Available | A fantastic 7 bedroom student property located in the heart of Lenton, just off Derby Road so perfect for reaching the QMC and City Centre, just around the corner from the local shops, bars, savoy cinema, and cafes. The property in brief comprises of; a large spacious open-plan kitchen/diner and lounge, 7 large double bedrooms, 1 bathroom, 1 shower room and WC, and the added benefit of a rear yard. Call or reserve online to avoid disappointment!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Security Deposit required for this property will be **£3150.00**.

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**.