

**Bute Avenue , Lenton, Nottingham, NG7 1QB**



**6 Bedroom House**

**£3,128.58 pcm**

**Available from 03 July 2025**

**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

Excellent Transport Links

Furnished

Integrated Appliances

Furnished

Close to shops

6 Double Bedrooms

Excellent Transport Links

6 Double Bedrooms

Integrated Appliances

## DESCRIPTION

This great 6-bedroom student property is situated in the vibrant heart of the Lenton Triangle, Nottingham's most sought-after student area. There are frequent buses run from Derby Road, just two minutes away. Derby Road also offers a Sainsbury's, a cinema, and a variety of independent shops and cafés for you to enjoy.

This student property features six spacious double bedrooms, two bathrooms, and a fantastic open-plan kitchen and living area. The large open-plan area is equipped with high-quality appliances, including an integrated dishwasher, ceramic touch hob, American fridge-freezer, fan-assisted electric oven, and washer-dryer. There is also a dining table that seats six. The sitting room has two comfortable sofas, a brick-feature chimney, and a Samsung 40" smart TV mounted on the wall. Outside, you'll find a low-maintenance, tidy garden which is maintained by Parr Houses.

Call Comfort Estates to book a viewing!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	84
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**.