

**Balfour Road , Lenton, NG7 1NZ**



**4 Bedroom House**

**£2,172.64 pcm**

**Available from 09 August 2026**

| Your Next Student Home for 2026/27 | £125pppw | £543.16pppcm | Flexible Start Dates | Bills Inclusive  
Option Available | 4 Bedrooms | 2 Bathrooms | Fully Furnished | Great Location for Both Universities |  
Deposit £300pp |

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

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

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



## FACILITIES

Furnished

2 Bathrooms

Furnished

Prime Lenton Location

Furnished

Bills Inclusive Option Available

Furnished

6 Double Bedrooms

Council Tax Band: B

2 Bathrooms

## DESCRIPTION

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Comfort Estates are pleased to market this conveniently located home combines both the modern and the traditional. It has two re-fitted bathrooms and a new contemporary high gloss kitchen whilst the lounge has a beautiful exposed brick chimney breast and two comfy sofas. A lovely home from home in a great location.

This home has a spacious and comfortable lounge, a fully fitted open plan kitchen with contemporary gloss units and a dining area with a large wooden farmhouse style table. The back door opens onto a paved barbecue area, perfect for summer evenings. The five bedrooms all have 4 ft double beds and share 2 modern shower rooms. There are internet and television points in all bedrooms as well as good sized desks and plenty of storage. The décor is neutral with sanded and varnished wooden floors and the house is equipped with good quality furniture and appliances.

This property is convenient for walking to Nottingham University, the city centre or Nottingham Trent City Campus. Plenty of buses run up and down Derby Road regularly if you don't fancy the walk! The location is close to the shops, delis, cafés and cinema on Derby Road.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E

The Security Deposit required for this property will be **£1200.00**.