

**Middleton Boulevard , Wollaton Park,
Nottingham, NG8 1AA**



1 bedroom House Share

£608.34 pcm

Available from 13 August 2024

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

0115 9338997 | info@comfortlettings.co.uk

Head to www.comfortlettings.co.uk for more information about this property



FACILITIES

1. Furnished
2. Integrated Appliances
3. Double Bedrooms
4. Spacious Living Room
5. Offroad Parking
6. Private Garden
7. Council Tax Band: C
8. Bills Included

DESCRIPTION

Comfort Lettings is excited to present this opportunity to rent a room within this exceptional 6 double-bedroom property, perfect for student accommodation. Recently extended and refurbished, this well-maintained property features a separate lounge and beautifully kept front and rear gardens. With 2 bathrooms and an additional WC, it offers ample convenience and comfort.

Each spacious bedroom is fully furnished with a double bed, large desk, desk chair, wardrobe, and chest of drawers, providing plenty of storage space for residents.

Ideally located, the property is close to the University, Jubilee Campus, QMC, and essential transport links, making it highly desirable for students. Nottingham city centre is just a short bus ride away, with frequent services offering easy access to explore the city.

Key proximity highlights:

- 2-minute walk to the nearest bus stop
- 5-minute walk to Co-Op
- 10-minute walk to The Rose and Crown
- 15-minute walk to QMC Main Entrance
- 15-minute bus journey to NTU City Campus
- 20-minute walk to UoN Campus (North Entrance)

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

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

The security deposit required for this property will be £450.00.

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 51 Weeks.