

## Cycle Road , Lenton, Nottingham, NG7 2DT



1 bedroom House Share

£434 pcm

Available from Now

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. Bills Included
3. 6 Double Bedrooms
4. Council Tax Band: A
5. Desirable Location
6. Fully Furnished
7. Excellent Transport Links
8. Houseshare

## DESCRIPTION

Comfort Estates are pleased to offer a fully-furnished double room in this fantastic property available to working professionals and students. Close to many shops and amenities on Derby Road and Lenton Boulevard and excellent transport links in and out of the city.

The property includes a modern kitchen with integrated appliances, a breakfast bar and dining table. The kitchen leads in to the spacious and comfortable lounge, furnished with two sofas and a coffee table. The six double bedrooms are furnished with built-in wardrobes, study desk, chest of drawers, desk, work chair, and shelving, each with 4ft double beds. The bedrooms share two modern fully tiled shower rooms. Outside you will find a low-maintenance enclosed rear yard with a picnic table for your enjoyment.

Call Comfort Estates today to book a viewing!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	<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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 6 Months.