

**Cromwell Street , Arboretum, Nottingham, NG7
4GJ**



1 bedroom House Share

£608.34 pcm

Available from 30 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. Double Bedroom
3. Large Communal Areas
4. 2 Bathrooms
5. Private Garden
6. Close to City Centre
7. Modern Design
8. Alarm

DESCRIPTION

Comfort Estates is proud to present this very spacious, well-presented 8 double bedroom student house positioned in the Arboretum, 2 minutes walking distance to NTU and perfect for walking into the City Centre. The property briefly comprises; 8 large double bedrooms, 2 bathrooms, a very spacious open plan kitchen/dinner, and the added benefit of an enclosed rear yard. Call or reserve online to avoid disappointment

- * Very large property off Waverley St, close to Trent University (2 min)
- * 8 double bedrooms, Double Beds, sinks in all bedrooms
- * Double-glazed windows
- * Large lounge with black leather settees (seating for eight), TV point
- * Large kitchen: 8 burner Gas Cooker with double oven, Extractor
- * Washer, Separate Dryer, Dishwasher, 2 Fridge/Freezers
- * Dining table & chairs
- * Bedrooms: Desk, Chest of Drawers, Wardrobe, Double Bed, Chair, Noticeboard, TV, Internet point
- * Showroom with mixer shower, sink & toilet
- * Bathroom with Mira electric shower over bath, sink & toilet
- * Condensing combination boiler with instant hot water
- * Mains powered Smoke & Heat detectors
- * Burglar Alarm, Security Lighting, window locks
- * City Centre 10min walk, Shops 4min walk, Tram Stop 4min, Pub 4min

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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 12 Months.