



# Kimbolton Avenue

, Nottingham, NG7 1PS

## Rental £165 Weekly

6 bedroom House available 21 July 2024

60 Derby Road, Nottingham, , NG1 5FD  
[nottingham@loc8me.co.uk](mailto:nottingham@loc8me.co.uk)

**0115 6713 808**

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

## Situation

Kimbolton Avenue is located within the highly sought-after Lenton area. This is a great 6 bedroom property, perfect for a group of university friends. 74 Kimbolton Avenue includes 6 completely furnished bedrooms rented with double beds, study space and loads of storage for your belongings. This comfortable 6 bedroom property also offers extremely generous communal spaces including a large kitchen with the most modern appliances, as well as a spacious lounge complete with a flat screen tv and really comfortable seating, making this a great social space to enjoy with your housemates and friends. Kimbolton Avenue is ideally located in Lenton area of Nottingham, which is the main student hub as it is only a short distance from both University Campuses, for this property it is only 22 minutes by foot to Nottingham University and only a 15 minute walk to Nottingham Trent University which makes getting to the classes in the morning even easier. Living in Lenton you will have a variety of bars, cafes, shops and restaurants just around the corner so you'll never be short of something to do. No deposit required. £200 holding fee goes towards first rent.

All measurements are approximate.

## Further Information

The deposit required is £200

The bills included in the rent are Council Tax / Rates, Electricity, Gas and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Accommodation

Property Ref: inst-18723

Creation Date: 25/06/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787