



**47 Lenton Boulevard**  
NG7 2ET

**Rental £134Weekly**

Room in 1 bedroom House available 02 July 2025

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

\*\*\*STUDENT ACCOMMODATION\*\*\*

Welcome to your dream home! This property seamlessly combines modern amenities and timeless charm. The new, state-of-the-art kitchen is a chef's delight, featuring sleek countertops, stainless steel appliances, and ample storage. Freshly painted walls throughout the property create a clean and inviting atmosphere. Spotlight lighting adds elegance and warmth in every room. Every room, including the communal areas, is adorned with new, stylish furniture that ensures both comfort and aesthetics. For added convenience and security, a modern intercom system has been installed. The bathrooms have been completely renovated, boasting modern fixtures and luxurious amenities. TVs in every room and communal spaces keep you entertained. This property offers not just a home but a lifestyle upgrade with its new kitchen, fresh paint, spotlight lighting, new furniture, intercom system, renovated bathrooms, and TVs in every room. Live in luxury and style – schedule a viewing today! Price per person per week, inclusive of bills. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini>  
Property Reference- 4817 Council tax band - B Energy Performance Certificate - C  
Property Ref: inst-21887

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to include 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £25 Per person, per week.

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

Creation Date: 14/05/2025

## 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, 2025. Orange Living Limited Registered in England No. 06537787