



Dunlop Avenue

, Lenton, Nottingham, NG7 2BW

Rental £125Weekly

6 bedroom House available 11 September 2024

60 Derby Road, Nottingham, , NG1 5FD
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

Property Reference- 5498 ** Due for Refurbishment Summer 2024!! **

Sign up for a newly refurbished property and save £1000 total tenancy cost exc utilities is £6690, compared to your 52 week standard tenancy at £7540 ***NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY***

Price advertised exclusive of bills (bills included package available)

The refurbishment theme chosen for this property will be Maximalist, the photos used for advertising are not of this exact property and are a an example of what you can expect in this newly refurbished home away from home! Nestled in the heart of Nottingham, this 6 bedroom property on Dunlop Avenue promises a blend of classic architecture and modern amenities. With planned extensive renovation works in the summer of 2024, future residents can anticipate a refreshed and reinvigorated living experience. Conveniently situated, this property allows for easy access to local attractions, shopping, dining, and public transportation.

Nottingham's vibrant cultural scene and serene parks are just a short distance away, making it ideal for both relaxation and entertainment. Renovations: Committed to delivering a contemporary living experience, the property will undergo major upgrades in 2024. This includes: Furniture: Brand-new, stylish furniture will be added to enhance the visual appeal and comfort of each room. Paint: Fresh coats of paint throughout will lend the interiors a rejuvenated and modern vibe. Carpet: Premium-grade carpeting will be laid to add warmth and luxury underfoot. Bathrooms: Fully revamped with modern fixtures, finishes, and utilities, ensuring a

Property Ref: inst-17701

All measurements are approximate.

Further Information

The deposit required is £900

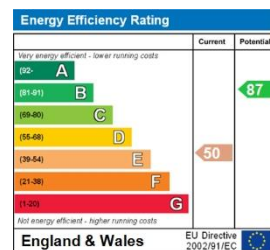
The landlord has requested to include Utility charges ARE Inclusive: The Agent or Landlord will pay the suppliers of Gas, Water, Electricity & Broadband to the property and as such the Tenant Covenants not to exceed the fair usage of £180 per week. If consumption levels exceed those figures within this agreement, additional charges will apply to cover the difference.

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

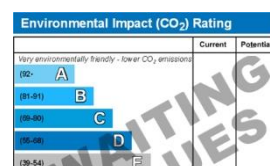
The landlord is willing to rent the property for a minimum of 10 Months and a maximum of 11 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 20/05/2024

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