

Colville Villas

Arboretum, Nottingham, NG1 4HN

6 Bed Student Let September 25 - July 26

£130.00 pppw inclusive of bills (WiFi, gas, electricity, water) exclusive of TV

Exceptional six bedroom student accommodation only 5 minutes walk from Nottingham Trent University situated in the picturesque Arboretum.

The property consists of a fully fitted spacious cream high gloss kitchen, two gas ovens and hob, washing machine, tumble dryer and dishwasher. The lounge has two sofas, table and chairs and a coffee table.

The six bedrooms are all generous double rooms, fully furnished with bed, mattress, double wardrobe, chest of drawers, desk with chair. There are two shower rooms over two floors. The property benefits from gas

£130

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- Students Sept 2025 - July 2026
- Six Bed Student Home
- Bills Inclusive
- Ground Floor Lounge & Kitchen
- Two Shower Rooms
- Over Three Floors
- Close To Notts Trent Uni
- Short Walk Into The City
- Early Viewing Recommended
- EPC Rating D

Entrance Hall

First Floor

Ground Floor

Kitchen

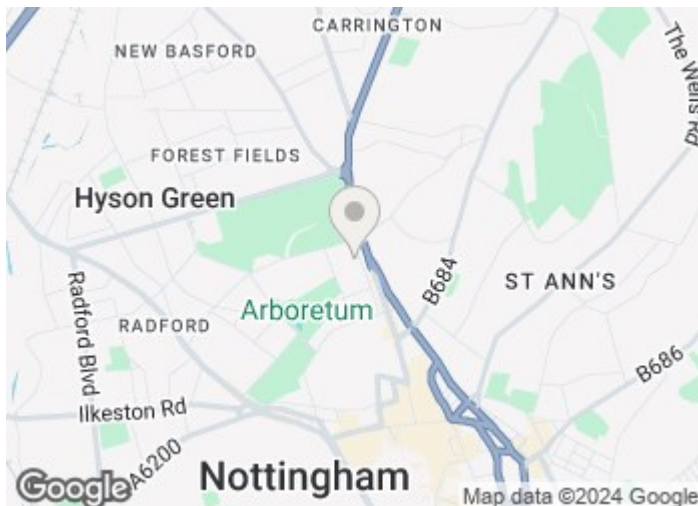
Lounge

Ground Floor Shower Room

First Floor

Second Floor

Gardens

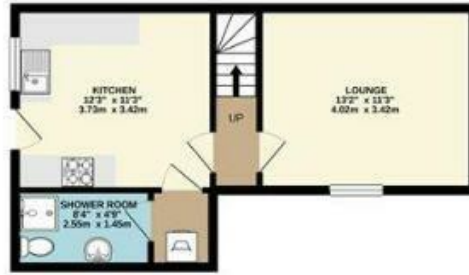


Directions

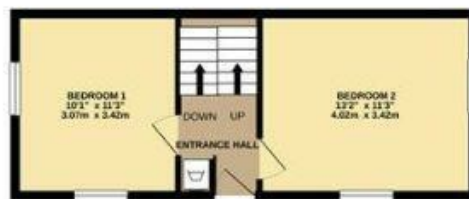


Floor Plan

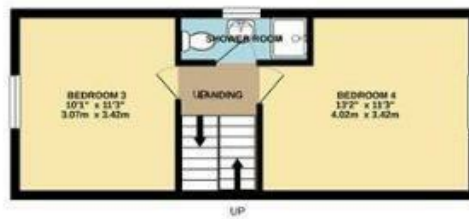
BASEMENT
376 sq. ft. (34.9 sq.m.) approx.



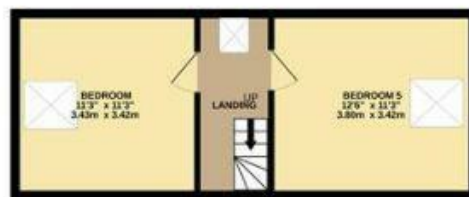
GROUND FLOOR
318 sq. ft. (29.5 sq.m.) approx.



1ST FLOOR
318 sq. ft. (29.5 sq.m.) approx.



2ND FLOOR
318 sq. ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq. ft. (123.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	