



## Waterloo Crescent

, Nottingham, NG7 4AX

£149 Per week



Nestled in the desirable area of Waterloo Crescent, Nottingham, this impressive flat offers a perfect blend of comfort and modern living. With seven spacious bedrooms, this property is an ideal student let due to the location. The flat features a well-appointed reception room, providing a welcoming area for relaxation and social gatherings.

The two bathrooms are thoughtfully designed, ensuring convenience for all residents. The layout of the flat maximises space and light, creating a warm and inviting atmosphere throughout.

Situated in a vibrant neighbourhood, students will enjoy easy access to local amenities, including shops, restaurants, and parks, making it an excellent choice for those who appreciate a lively community. The location also benefits from good transport links, allowing for effortless commutes to the city centre and beyond.



## Description

Student Let July 25 - June 26 £149 pppw inclusive gas, electric and parking.  
Fantastic location off the Arboretum in the Forest Fields area, with a short commute to the NTU. Living in a strong student community with excellent transport links, it's an option for students from both Nottingham Trent University (NTU) and The University of Nottingham. The area's access to green spaces, and diverse amenities make it a convenient and appealing place for students to live and a vibrant social environment.

## Entrance Hall

Entering through the front access door into the shared hallway of flat one leading to the first floor.

## First Floor

The first floor comprises of a kitchen / diner, bedrooms 1-3 and bathroom with stair access to the second floor.

### Bedroom One 14'11" x 9'1" (4.55m x 2.77m)

A double bedroom front facing over looking the avenue of picturesque trees with laminate flooring, period style ceiling coving and picture rail.

### Living Room 14'11" x 11'1" (4.55m x 3.39m)

The living room has a traditional bay window, laminate flooring, period style coving and picture rail with a wooden fire place..

### Bedroom Two 15'10" x 10'6" (4.84m x 3.22m)

A rear facing double bedroom with laminate flooring and window over looking the garden with decking area.

### Kitchen / Diner 17'8" x 12'2" (5.40m x 3.73m)

With a range of wall and base units, electric induction hob, electric oven, part tiled walls, work top and washing machine and two fridge freezers and microwave.

### Bathroom 7'6" x 4'7" (2.31m x 1.40m)

The bathroom on the first floor comprises of a bath with shower over and shower screen, wc and hand basin.

## Second Floor

The second floor comprises of five double bedrooms and a bathroom.

### Bedroom Three 12'11" x 8'10" (3.94m x 2.71m)

A Dorma style double bedroom with a Dorma window built in wardrobe and laminate flooring.

### Bedroom Four 14'11" x 10'0" (4.57m x 3.05m)

A double bedroom front facing with laminate flooring.

### Bedroom Five 14'11" x 11'1" (4.55m x 3.38m)

A double bedroom front facing with laminate flooring.

### Bedroom Six 15'10" x 7'11" (4.84m x 2.42m)

A double bedroom side facing with laminate flooring.

### Bedroom Seven 12'4" x 8'10" (3.76m x 2.70m)

A double bedroom rear facing with laminate flooring over looking the rear garden.

### Bathroom 6'7" x 3'5" (2.02m x 1.06m)

The second floor bathroom comprises of a shower cubicle, hand basin and wc.

## Furniture

All bedrooms have a double bed, desk, desk chair, chest of drawers, wardrobe, as standard. Lounges include sofa seating, television, coffee tables. All flats have dining table and chairs.

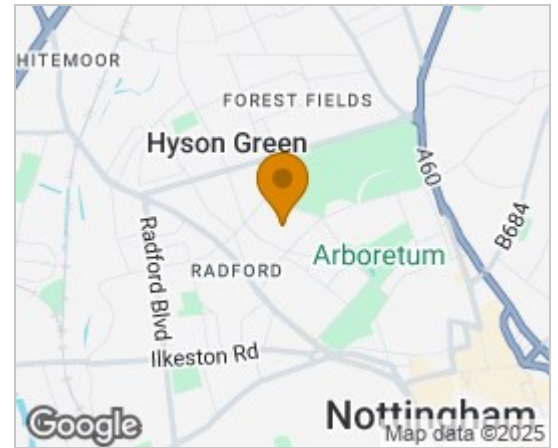
## Outside

To the front of the property there is the picturesque views of an avenue of trees and to the rear there is a garden area with decking with steps down to the parking area accessed of Hardy Street.

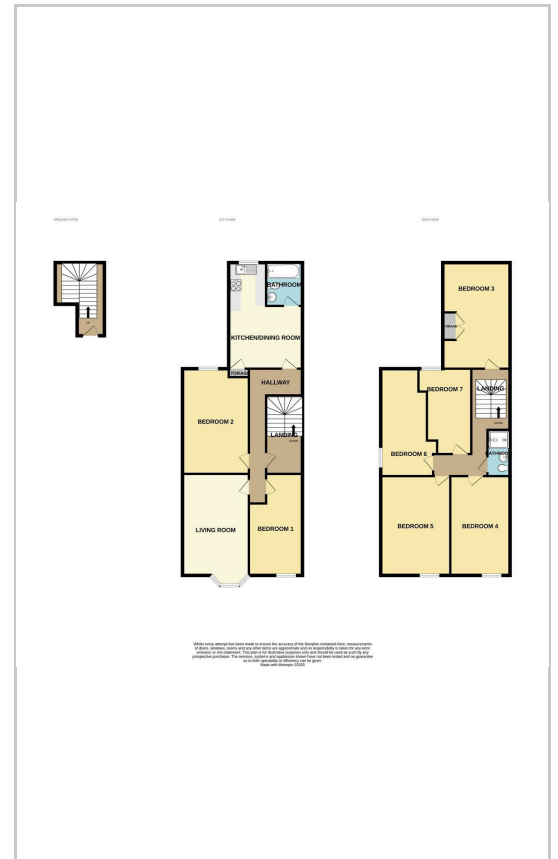
## Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk