



# Waterloo Crescent

, Nottingham, NG7 4AX

£145 Per week



Nestled in the desirable area of Waterloo Crescent, Nottingham, this impressive flat offers a perfect blend of comfort and modern living. With five 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 £145 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.

Basement

The basement offers two double bedrooms, living room and bathroom.

Living Room 13'3" x 12'2" (4.06m x 3.73m)

The living room is a great communal space with dual exit / entrance for all to congregate.

Bedroom Four 16'3" x 7'6" (4.97m x 2.31m)

A side facing double room with laminate flooring and a built in double wardrobe.

Bedroom Five 13'11" x 7'3" (4.26m x 2.23m)

A front facing double bedroom with laminate flooring.

Bathroom 5'7" x 4'11" (1.72m x 1.52m)

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

Ground Floor

The property can be entered either through the front door or the rear door through into the kitchen. On this floor there are three double bedrooms, kitchen / diner and a bathroom.

Bedroom One 14'11" x 8'4" (4.56m x 2.56m)

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

Bedroom Two 14'11" x 8'5" (4.56m x 2.57m)

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

Bedroom Three 14'11" x 11'11" (4.56m x 3.64m )

A double bedroom with a rear facing window laminate flooring, fresh painted walls for brightness.

Kitchen / Diner 14'0" x 12'2" (4.29m x 3.73m)

The kitchen comprises of wall and base units, laminate flooring, oven and hob with extractor, side facing window.

Bathroom 8'0" x 6'0" (2.45m x 1.83m)

The bathroom comprises of a three piece bathroom suite; bath with shower over, hand basin and wc, part tiled walls and tiled flooring.

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.

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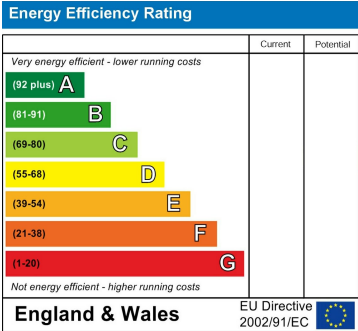
Area Map



Floor Plans



Energy Efficiency Graph



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