









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

 $\label{thm:continuous} \textbf{Exceptional six bedroom student accommodation only 5 minutes walk from Nottingham Trent University situated in the picture sque Arboretum.}$

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

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

Entrance Hall

EPC Rating D

First Floor

Ground Floor

Kitchen

Lounge

Ground Floor Shower Room

First Floor

Second Floor

Gardens



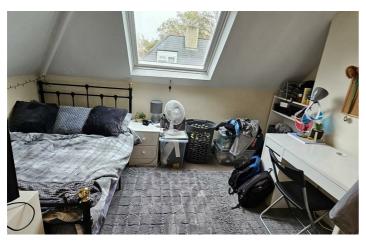
Directions









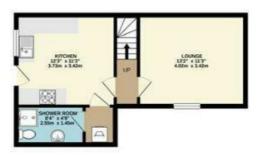




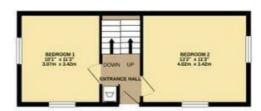


Floor Plan

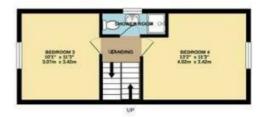
BASEMENT 376 sq.ft. (34.9 sq.m.) approx.



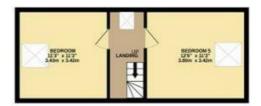
GROUND FLOOR 318 sq.ft. (29.5 sq.m.) approx.



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 floorpian contained free, measurements of disors, windows, rooms and any other frem are approximate and no responsibility in taken for any error, onesisting or mis-statement. This plan is for illustrate purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown there not been tested and no guarantee as to their operating or efficiency can be given.

Made with Matripois (2020).

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

