

## Flat 1, 7 Cranbrook Street, Nottingham, NG1 1ER

£1,150 Per month

- Available Academic Year 2025/2026
- Two Shower Rooms
- Minutes walk into the City Centre
- 51 Week tenancy
- Council Tax A
- Two Double Bedrooms
- Open Plan Living/ Kitchen area
- Available from 1st Aug 2025
- Bills inclusive, including, Gas, Water, Electric and Internet (subject to fair usage)
- EPC D

# 7 Cranbrook Street, Nottingham NG1 1ER

Available for the 2025/2026 Academic Year, this is a spacious modern and stylish 2 bedroom apartment benefiting from 2 shower rooms. Only £143.75 pppw including gas, electric, water and the internet! Based on 2 sharing (subject to fair usage)

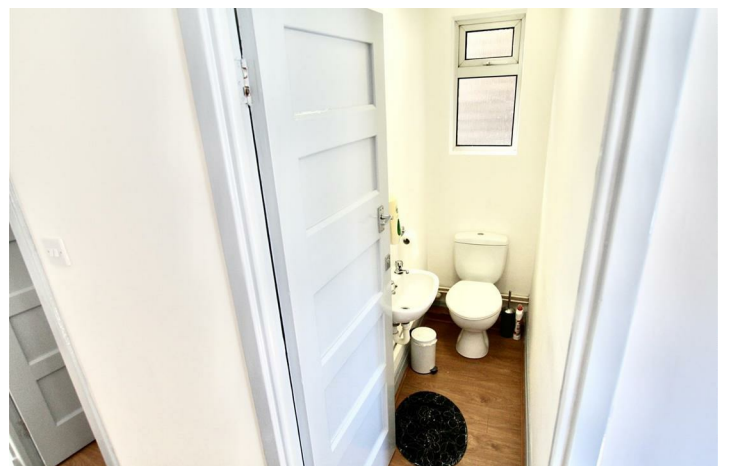
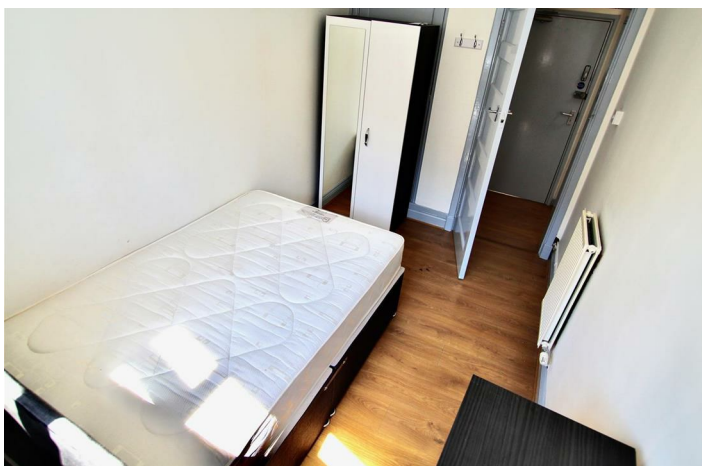
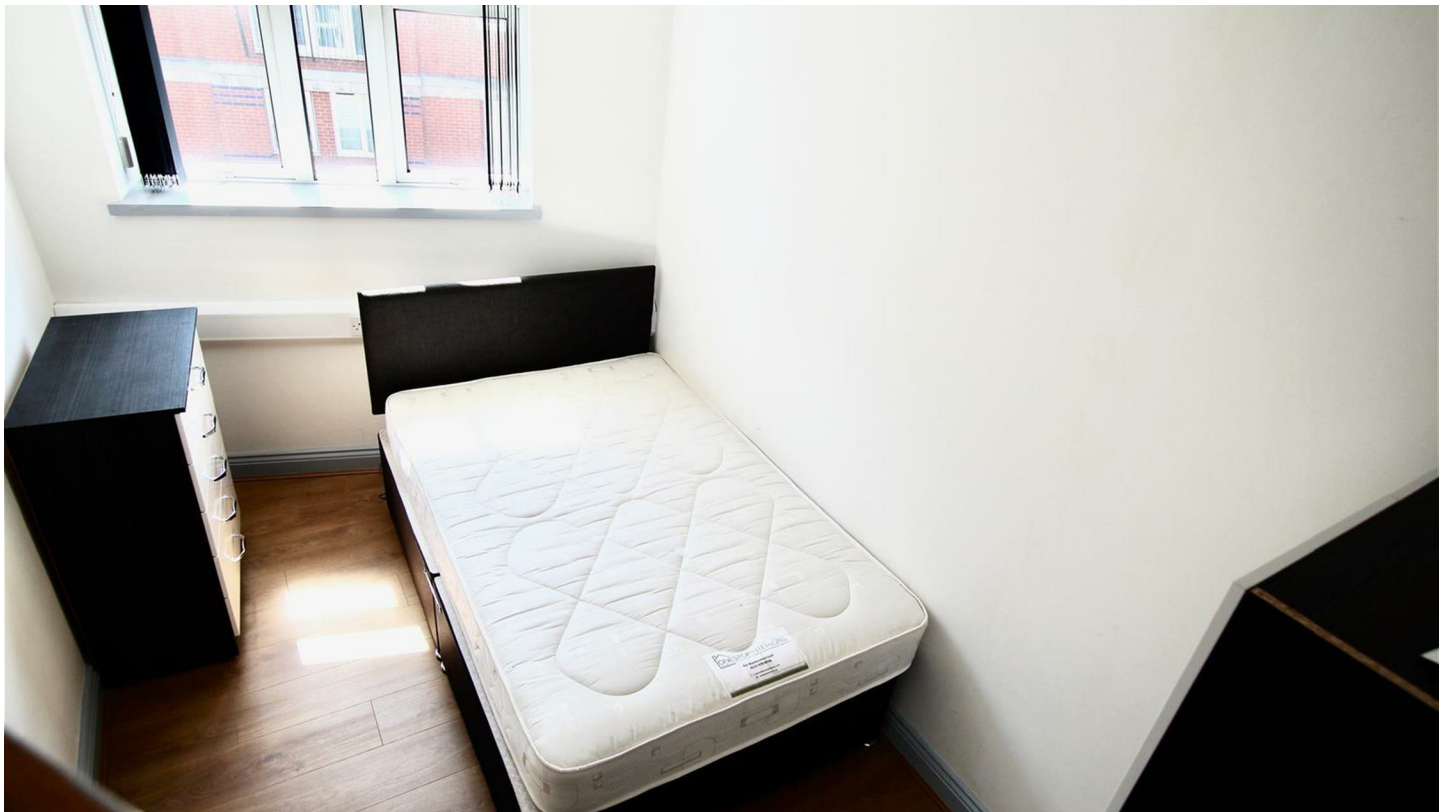
Located within the Nottingham City Centre - all amenities are in easy reach.

Mulberry Lane are proud to bring this neutrally decorated apartment, with wooden flooring throughout the spacious and modern property. Newly decorated for August 2025!

Not one to be missed, call Mulberry Lane now to arrange a viewing!



Council Tax Band: A



## About

Available for the Academic Year 2025/2026 this modern spacious first floor flat apartment is perfect for students!

Offered at £143.75 per room per week including gas, electric, water and the internet, based on 2 students sharing, this property is perfect for students.

To truly appreciate the space within this 2 bedroom apartment call now to arrange a viewing!

## Lounge/ Kitchen

The spacious lounge is decorated with neutral colours and wooden laminate flooring, overlooking Parliament Street within the City Centre with a large window creating an open and light space.

Furnished with a sofa, coffee table and dining table and chairs, it is a great communal space to enjoy.

Leading from the lounge, is a modern kitchen area with decorative tiles above the worktop.

The kitchen has ample cupboard space for 2 people and is fully equipped with a gas hob, electric oven, washing machine, fridge freezer and a sink.

## Bedrooms

There are two double bedrooms within the property both of which are furnished with a double bed ( three quarters bed in the smaller of the two bedrooms) mattress, wardrobe, chest of draws and bedside table.

## Bathroom

The shower room consists of a large corner shower, two sinks with mirrors, WC and heated towel rail, There is a separate WC hand basin and mirror.





Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC