

## Derby Road

Nottingham, Nottinghamshire, NG7 1LR

£4,171 Per Month

\*\* £125 pppw excl bills \*\* \*\* AVAILABLE ACADEMIC YEAR 2024/25 \*\*

A superlative example student property situated on the door step of Nottingham City Centre, sitting just off Derby road and close to Nottingham's well known area of Canning Circus where there are an abundance of bars and restaurants on your doorstep.

Open Plan Kitchen fully fitted and dining room with separate cinema room, Fully furnished with large TV on the wall and comfy sofas.

All 8 bedrooms are fully furnished with double beds and wall mounted TVs. The bathrooms have been installed with modern interior.

With a communal outside space fitted with BBQ area and seating for 10 people, perfect for BBQ's and socialising with friends

A five-minute walk between the Nottingham City Centre and Lenton, an ideal location for Nottingham-based students.

- BILLS INCLUDED
- RENOVATED THROUGHOUT TO A VERY HIGH SPEC
- ALL DOUBLE BEDROOMS
- ALL BEDROOM EN-SUITE
- LARGE LOUNGE
- LARGE KITCHEN
- FLAT SCREEN TVS IN ALL ROOMS
- WALKING DISTANCE TO CITY CENTRE
- CLOSE TO TRENT AND UON
- SUN TERRACE WITH BBQ AREA

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708 if you wish to arrange a viewing appointment for this property or require further information



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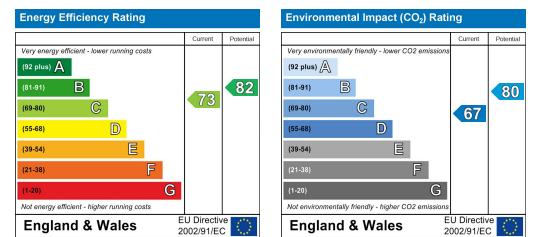
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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