

## Kimbolton Avenue

Lenton, Nottingham, NG7 1PT

£3,649 Per Month

£140 pppw BILLS INCLUDED

\*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\*

6 Double Bedrooms

2 Bathroom + Additional W/C

Modern Open Plan Kitchen/Lounge

Appliance include; cooker, fridge, freezer, washer machine, dryer and dishwasher

Bedrooms include 3/4 bed with mattress, wardrobe, chest of drawers and desk with chair

Garden

Great location for students attending UoN

### 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

£140 pppw BILLS INCLUDED

+ 2 LARGE PAPA JOHNS PIZZAS EVERY WEEK (T&C's apply)

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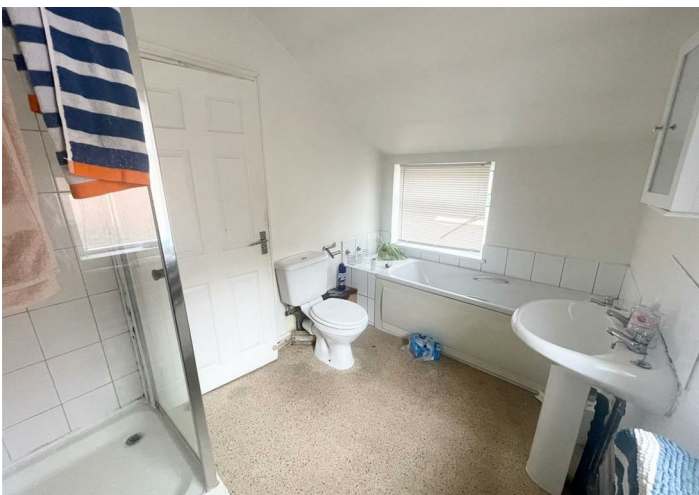
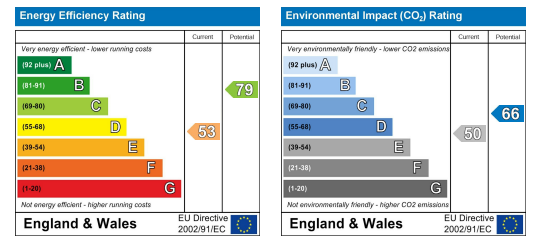
## Floor Plan



## 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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