



## Welby Avenue

Lenton, NOTTINGHAM, NG7 1QL

£1,216 Per Month

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

£140ppw EXCL BILLS

Take our bill package and get 2 LARGE PAPA JOHNS PIZZAS EVERY WEEK (T&Cs Apply)  
(capped at 32 weeks)

2 Bedrooms + Study Room

1 Master Bathroom

Seperate Kitchen + Living Room

Garden

Great Location in the heart of Lenton

In between Trent and 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

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

• £120ppw EXCL BILLS + 2 LARGE PAPA JOHNS PIZZAS EVERY WEEK (T&Cs Apply)

• Full Double Glazed + Gas Central Heating

• Modern Kitchen

• Spacious Lounge

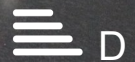
• Separate Dining Room

• Two double bedrooms

• Spare Room For Studying

• Bathroom With Shower Over Bath

• Good Size Garden with Shed





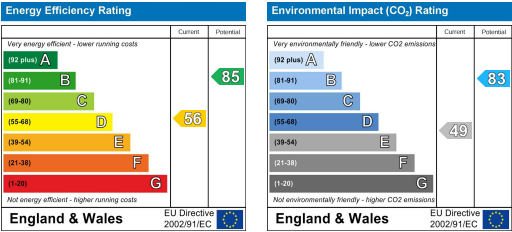
Floor Plan



Area Map



Energy Efficiency Graph



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