



## Harlaxton Drive

LENTON, NG7 1JE

£4,693 Per Month

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

Ideal location for both Trent and University of Nottingham.

6 Bedrooms, 3 Bathrooms.

Modern Open Plan Kitchen/Lounge.

MODERN DECOR - Recently refurbished.

CLOSE TO CITY CENTRE

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

- Suburb location near the City Centre, Savoy cinema and both Nottingham University and Trent University
- Gardener provided to maintain front and back garden
- Modern appliances
- Quiet area of Lenton
- On road parking
- Rooms are spacious and light
- Recently fully refurbished
- \*Rental amount is £160pppw +£20pppw for bills inclusive



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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