

## Balfour Road

, Nottingham, NG7 1NY

£1,738 Per Month

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

Ideal location for both Trent and University of Nottingham.

A Two bedroom, Two bathroom house.

Spacious open plan kitchen/dining room/lounge.

Modern Deco

Close to City Centre

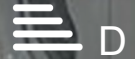
Perfect location for Trent and UON Students

### 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
- Rooms are spacious and light
- Recently refurbished
- On road parking
- Modern appliances
- \*Rental amount is £170pppw +£30pppw for bills inclusive
- 25/26 Academic Year
- 2 Bedrooms
- 2 Bathrooms



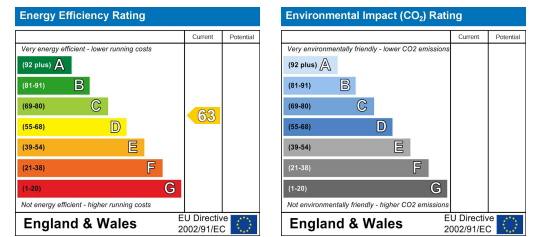
## Floor Plan



## 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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