

Kimbolton Avenue

, Nottingham, NG7 1PT

£4,041 Per Month

****AVAILABLE FOR 2025/26 ACADEMIC YEAR****

£155pppw incl bills.

6 double bedroom, 3 bathroom student property in the heart of Lenton - Perfect for both Universities.

- 6 double bedrooms
- 3 bathrooms
- 3 toilets
- Modern open plan kitchen/lounge with TV
- AVAILABLE 2025-26 ACADEMIC YEAR
- Permit parking available
- Outdoor area
- Great Location
- £155PPPW INCL BILLS!

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



6



3



1



Floor Plan

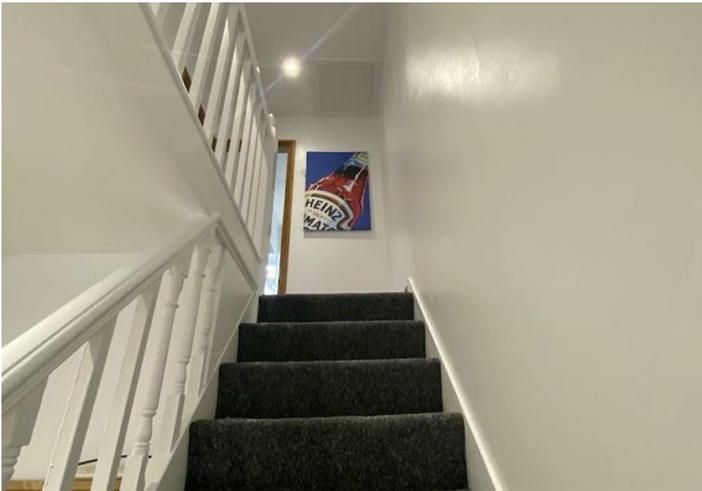


Area Map



Energy Efficiency Graph

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



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.

74 Derby Road | Nottingham | NG1 5FD

T: 0115 845 0708 M: 07758 520 126 E: enquiries@top365.co.uk W: www.top365.co.uk