



## Bute Avenue

Lenton, Nottingham, NG7 1QA

£2,889 Per Month

£95 pppw excl bills

Bills Package Available

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

7 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

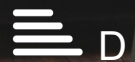
Great location for students attending UoN

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

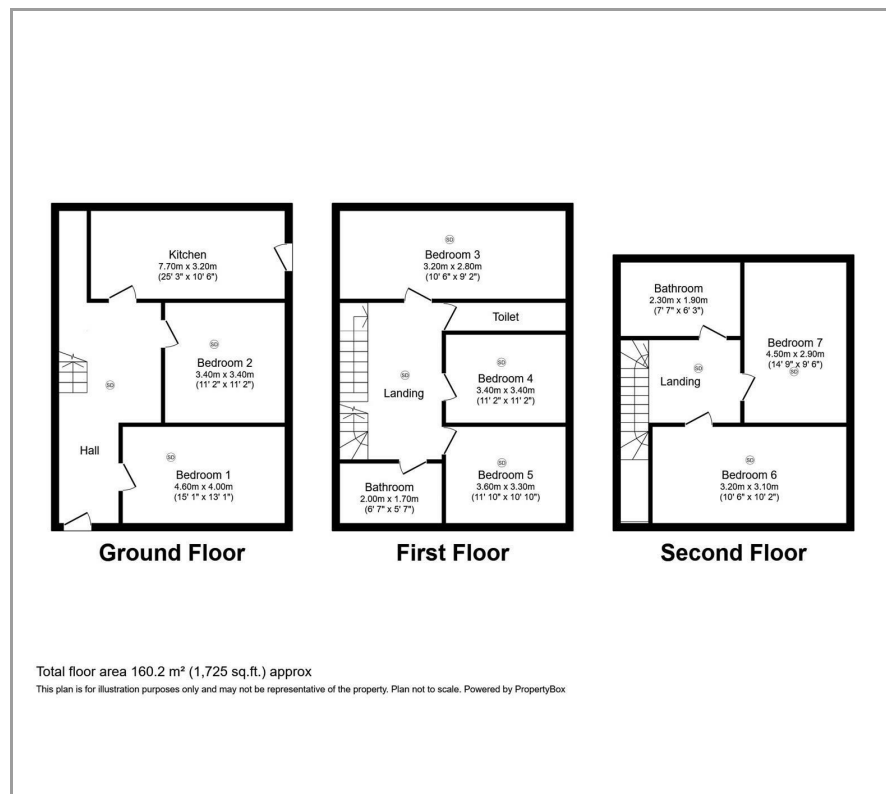
if you wish to arrange a viewing appointment for this property or require further information

- £95 pppw excl bills
- Bills Package Available
- \*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\* Open plan kitchen/lounge
- 7 bedrooms
- Two modern bathrooms + Additional W/C
- Open Plan Kitchen/Lounge
- Garden
- Great location for students attending UoN
- Appliance include; cooker, fridge/freezer, dishwasher & washer/dryer
- Fully furnished bedrooms include 3/4 bed with mattress, wardrobe, chest of drawers and desk with chair





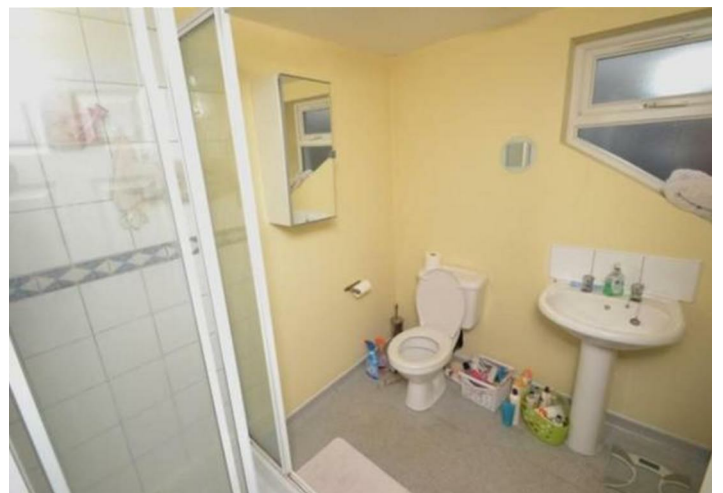
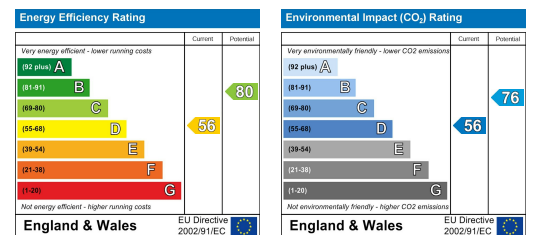
## Floor Plan



## 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.

74 Derby Road | Nottingham | NG1 5FD

**T:** 0115 845 0708 **M:** 07758 520 126 **E:** [enquiries@top365.co.uk](mailto:enquiries@top365.co.uk) **W:** [www.top365.co.uk](http://www.top365.co.uk)