



Coleby Avenue

Lenton, Nottingham, NG7 2NF

£1,042 Per Week

| £120pppw excluding bills | ** AVAILABLE FOR 2025/26 ACADEMIC YEAR ** | TWO DOUBLE BEDROOM & TWO BATHROOM furnished property with off road parking included. Modern kitchen, additional study room and good size lounge. Highly sought after location being close to the QMC, University of Nottingham and transport links to Nottingham City Centre.

- Two double bedrooms
- Additional study room
- Modern fitted kitchen with appliance
- Fully furnished
- Dining area
- Good size lounge
- Garden
- Driveway for 2 cars
- Great location for QMC and University
- 25/26 Academic Year

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



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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