



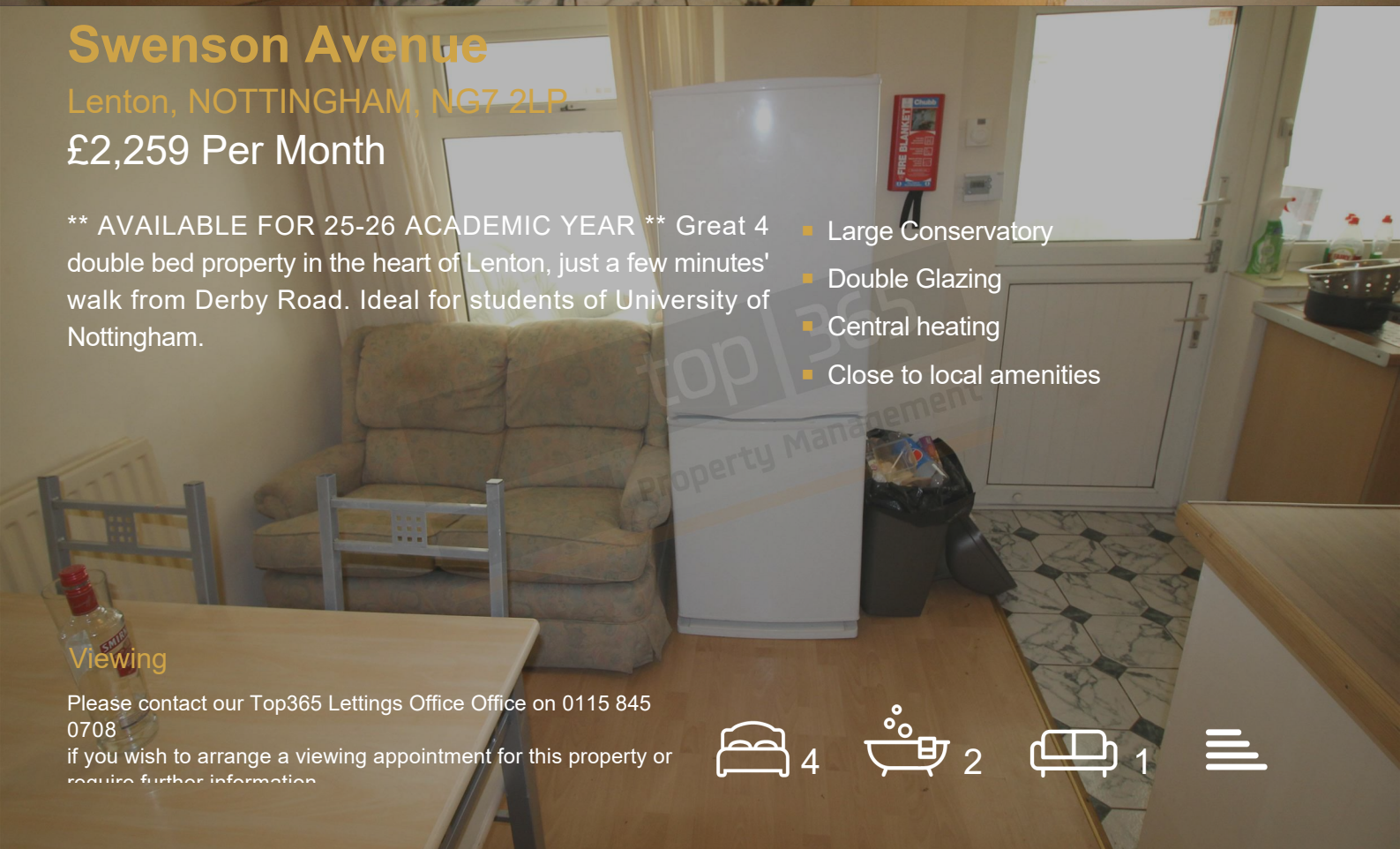
Swenson Avenue

Lenton, NOTTINGHAM, NG7 2LP

£2,259 Per Month

**** AVAILABLE FOR 25-26 ACADEMIC YEAR **** Great 4 double bed property in the heart of Lenton, just a few minutes' walk from Derby Road. Ideal for students of University of Nottingham.

- Large Conservatory
- Double Glazing
- Central heating
- Close to local amenities



Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

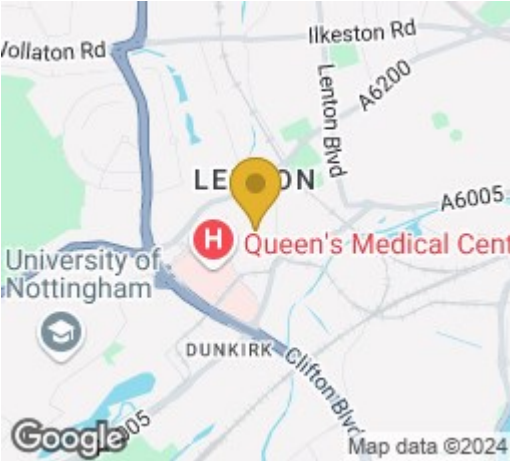
if you wish to arrange a viewing appointment for this property or require further information



Floor Plan

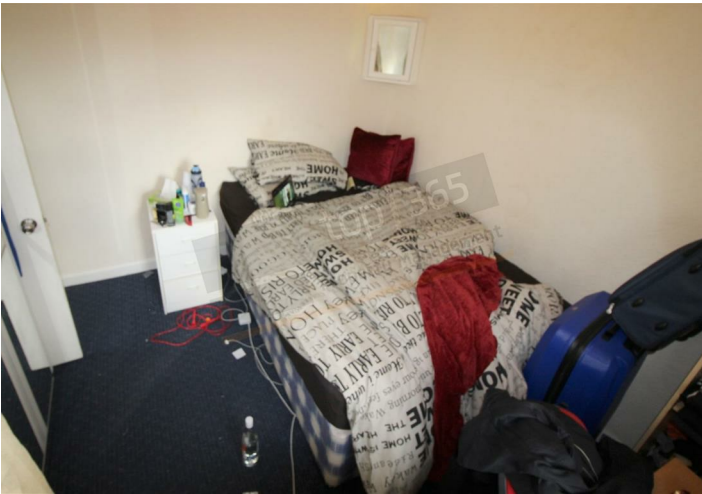
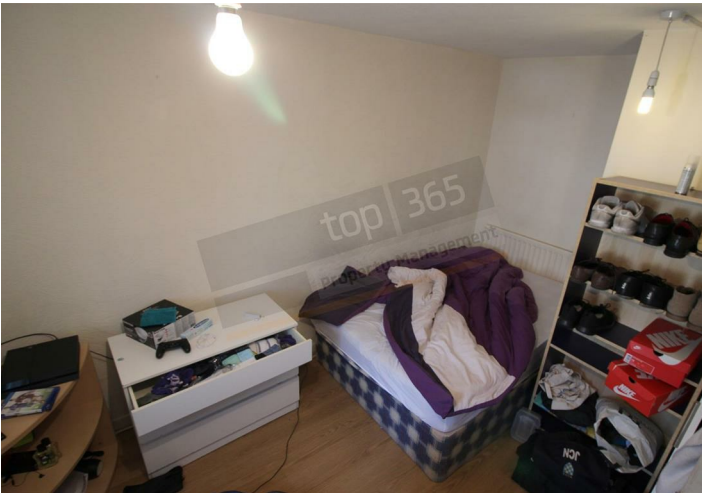


Area Map



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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.