



Abbey Bridge

Lenton, Nottingham, NG7 2NH

£1,173 Per Month

****£135pppw Excluding**** | ****AVAILABLE FOR 2025/26 ACADEMIC YEAR**** Amazing two bed property on Abbey bridge within walking distance of QMC, castle marina and Nottingham university. This is an ideal location for medical students.

- Double bedrooms
- Large kitchen
- Large garden
- Front garden
- Living room
- Close proximity to QMC
- Close to local shops
- ****AVAILABLE FOR 2025/26 ACADEMIC YEAR****
- ****£135pppw Excluding****
- **BILLS PACKAGE AVAILABLE**

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		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