



Derby Road

Nottingham, NOTTINGHAM, NG7 1LR

£3,801 Per Month

** £175PPPW INCLUDING BILLS! **

** AVAILABLE ACADEMIC YEAR 2025/26 **

Four large double rooms with modern ensuites + master bedroom!

Part of a 6 Bedroom student property situated on the doorstep of Nottingham City Centre, sitting just off Derby road and close to Nottingham's well known area of Canning Circus where there are an abundance of bars and restaurants on your doorstep. Property consists of 4 ensuite bedrooms and a master bathroom for the remaining 2 rooms.

Open Plan Kitchen fully fitted and dining room with separate cinema room. Fully furnished with large TV on the wall and comfy sofas.

All 4 bedrooms are fully furnished with double beds and wall mounted TVs. The bathrooms have been installed with modern interior.

With a communal outside space fitted with BBQ area and seating for 10 people, perfect for BBQ's and socialising with friends.

A five-minute walk between the Nottingham City Centre and Lenton, an ideal location for Nottingham-based students.

• **£175PPPW INCLUDING BILLS!**

• ** AVAILABLE ACADEMIC YEAR 2025/26 **

• LARGE, BRIGHT DOUBLE ROOMS

• MODERN ENSUITES

• STUNNING VIEWS

• CLOSE TO CITY CENTRE

• IN BETWEEN TRENT AND UON

• MODERN DECOR

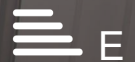
• SUN TERRACE WITH BBQ AREA

• SIX ROOMS AVAILABLE, SECURE YOURS NOW!

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



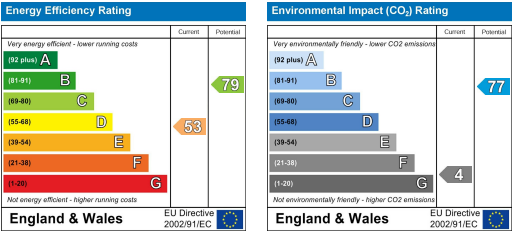
Floor Plan



Area Map



Energy Efficiency Graph



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