



MULBERRY - LANE  
ESTATE & LETTING AGENCY



11C Larkdale Street, Nottingham, NG7 4FZ

£1,250 Per month

- Suitable for Residential & Student Tenants
- 2 bedroom apartment
- Integrated Appliances
- Excellent transport Links
- Council Band A
- £1250 pcm
- Open Plan Lounge / Kitchen
- Popular Location
- Walking Distance To NTU
- No Deposit Option Available

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# 11C Larkdale Street, Nottingham NG7 4FZ

AVAILABLE IMMEDIATELY – £1250 PCM EXCLUDING BILLS

No Deposit Option Available | Suitable for Residential & Student Applicants

This modern and well-presented property offers comfortable city living in a highly sought-after location, ideal for both professionals and students alike.

Situated within walking distance of the City Centre and Nottingham Trent University City Campus, the property benefits from excellent access to local amenities including shops, supermarkets, cafés, restaurants and takeaways, all just a short stroll away.

Perfectly positioned near the High School tram stop, the property offers fantastic transport links across the city, with easy access to the Train Station, Clifton Campus, QMC and City Hospital, making it an ideal base for commuters, healthcare professionals and students.

The property itself is modern throughout and offers spacious, well-maintained accommodation in a convenient and popular residential area.

Whether you are looking for easy access to work, university or the city's vibrant social scene, this property is perfectly located to suit a range of tenants.



Council Tax Band: A



To the front of the property is a spacious open plan lounge kitchen which is fitted with a modern grey and white kitchen with integrated appliances including fridge freezer, washing machine, oven and hob.

Opening to the lounge the room is decorated in light greys with white woodwork to compliment the style of the kitchen.

The room benefits from a large window overlooking Larkdale Street which creates a bright and social space to relax.

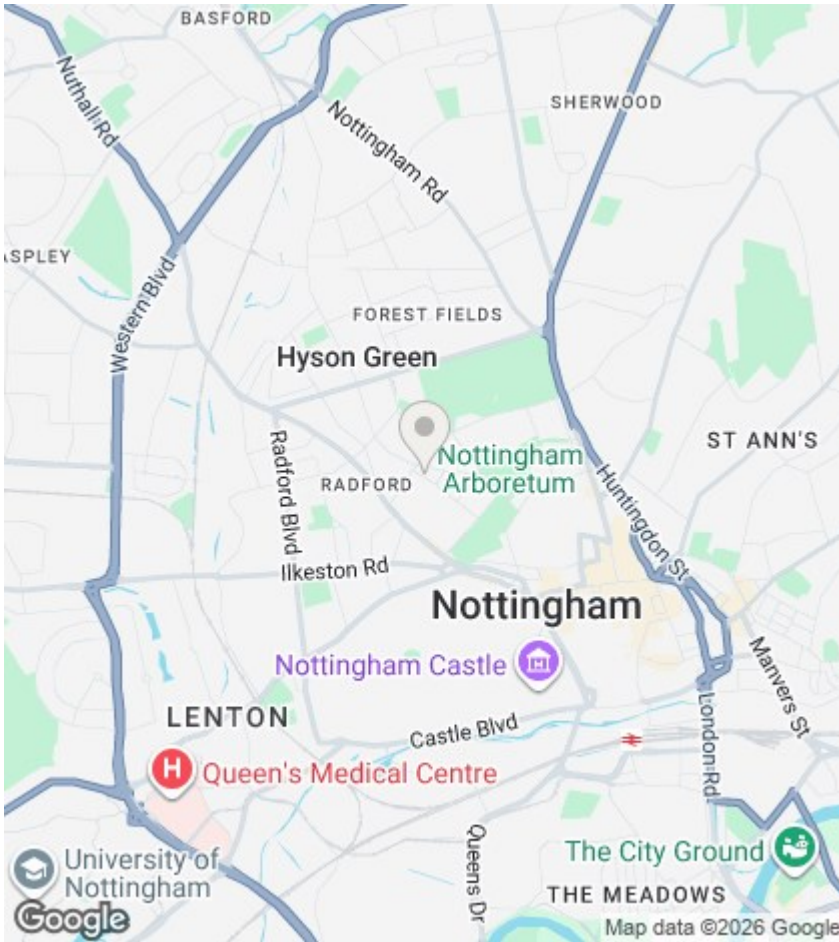
The room is furnished with a sofa and coffee table.

Each of the two bedrooms situated at the rear of the building provide a quiet place to unwind.

Both bedrooms are of an equal spacious double size and furnished with a double bed, mattress, wardrobe, bedside table, desk and chair as a minimum.

The colour and theme of the bedrooms compliments that of the remainder of the property being decorated in light grey with white woodwork.

There is a modern shower room benefiting from a shower, WC and sink all in white with grey feature tiles providing a stylish twist to the room.



## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	