



## Noel Street

, Nottingham, NG7 6AQ

£525 Per month



ONLY ONE ROOM AVAILABLE NOW - PROFESSIONALS ONLY

£525 pcm £300 Deposit

Newly refurbished 6 bed property with great transport links and close to amenities. Private Parking available.

This beautiful, fully refurbished, fully furnished shared house offers modern ensuite rooms in a central Nottingham location, ideal for working professionals. Each double room includes a bed, wardrobe, chest of drawers and desk, with bright, neutral décor and large windows.

The property features a brand-new kitchen with appliances, high-speed Wi-Fi and a comfortable communal living and dining area. It is close to supermarkets, shops, cafés, restaurants and takeaways, with excellent bus and train links and easy access to the city centre and business areas.



## Description

ONLY ONE ROOM AVAILABLE NOW

£525 pcm £300 Deposit

Newly refurbished 6 bed property with great transport links and close to amenities. Private Parking available.

27-29 Noel Street is a beautifully refurbished, fully furnished property offering modern ensuite rooms in the heart of Nottingham. Ideal for working professionals, this property blends comfort with convenient city living.

**Reception Room 15'1" x 10'0" (4.60m x 3.07m)**

**Kitchen 14'8" x 12'1" (4.48m x 3.70m)**

Fully equipped modern kitchen with five ring gas hob, two ovens in the built in range plus an additional oven, washing machine and tumble dryer.

**Bedroom 1 14'2" x 8'9" (4.32m x 2.69m)**

**Bedroom 2 17'6" x 8'9" (5.35m x 2.67m)**

**Bedroom 3 13'7" x 8'4" (4.16m x 2.55m)**

**Bedroom 4 16'2" x 7'10" (4.93m x 2.40m)**

**Bedroom 5 14'0" x 11'10" (4.28m x 3.63m)**

Spacious double bedroom with mood lighting. Modern and cosy with mood lighting, double bed, wardrobe and chest of drawers.

**Bedroom 6 15'1" x 10'0" (4.60m x 3.07m)**

**Shower Room 1 8'6" x 3'7" (2.60m x 1.10m)**

**Shower Room 2 6'10" x 13'5" (2.10m x 4.10m)**

**WC/Shower Room 3 8'10" x 3'11" (2.70m x 1.20m)**

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

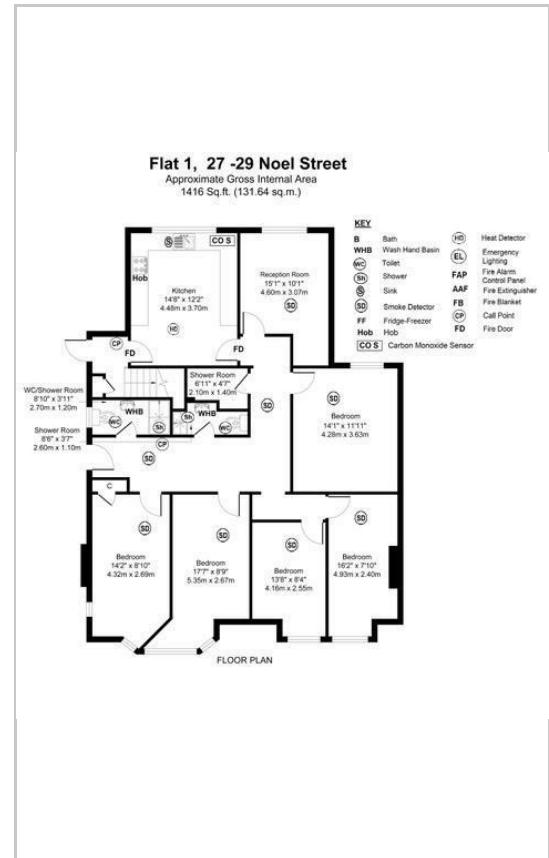
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## Area Map



## Floor Plans



## Energy Efficiency Graph

