



Lenton Boulevard, Nottingham
£3,468 pcm

 **Comfort**
Estates



Lenton Boulevard

Nottingham

Situated on the popular Lenton Boulevard, this spacious six-bedroom student property offers well-presented accommodation in one of Nottingham's most sought-after student locations. Available for the 2027/28 academic year, the property is offered fully furnished throughout with all bills included, making it an excellent choice for students looking for convenient and comfortable living.

Arranged across three floors, the property comprises six generous double bedrooms, each furnished with a bed and mattress, desk and chair, wardrobe, chest of drawers, and wall-mounted shelving, providing everything needed for both studying and relaxing.

Residents benefit from excellent communal facilities including a comfortable shared lounge and a spacious kitchen diner, complete with dining table and chairs. The kitchen is well-equipped with a range of appliances including two fridge freezers, washing/dryer, and microwave, ensuring practicality for day-to-day student life.





Lenton Boulevard

Nottingham

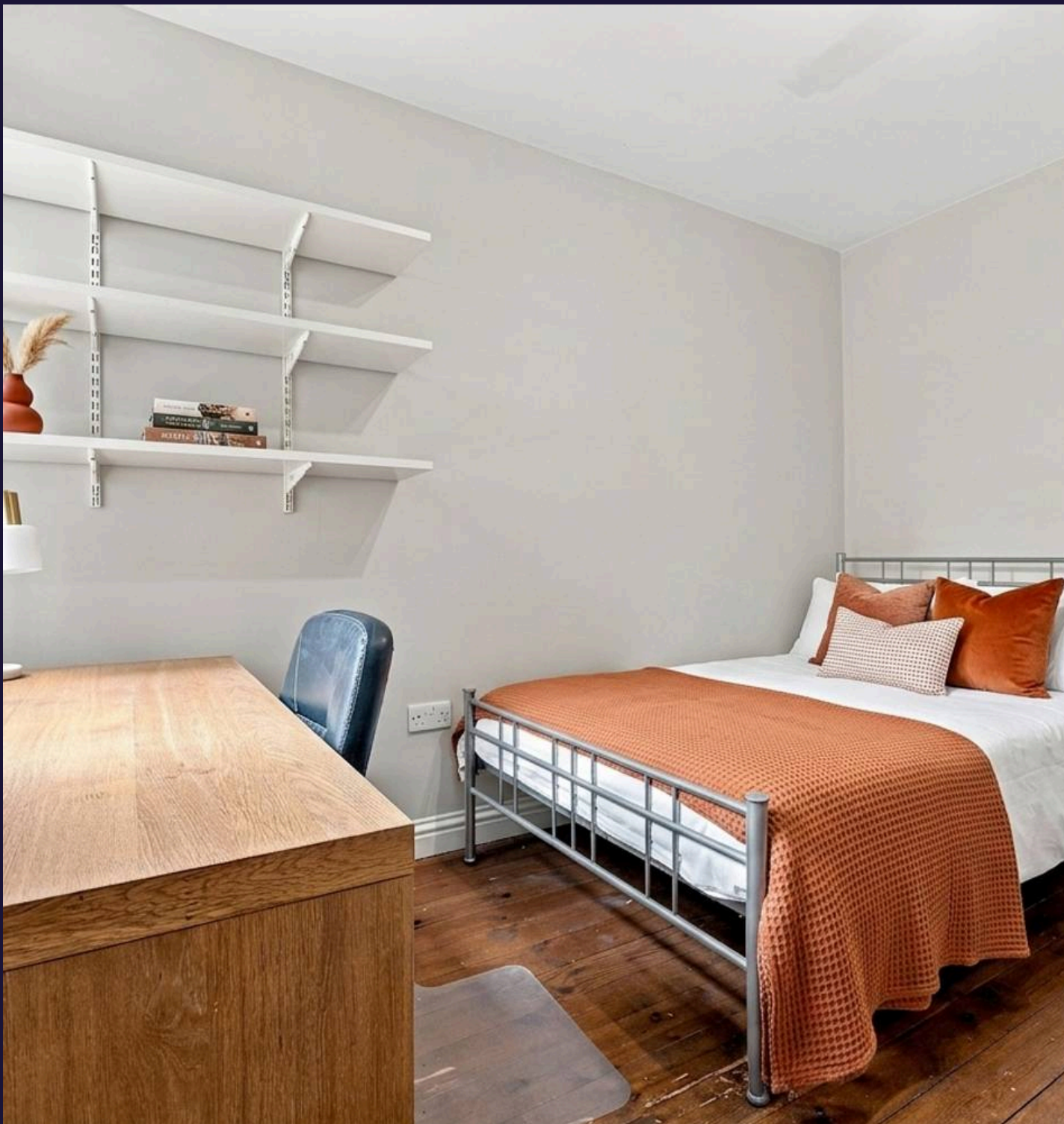
| Your Next Student Home for 2027/28 | £133pppw | Bills Included | £350pp Deposit | Available From 13 August 2027 | Rear Courtyard | Close to both Universities | Check out the 360 Virtual Tour Now! |
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- £133pppw Including Bills
- Available From 13 August 2027
- £350pp Deposit
- On Street Parking
- Close to both UoN and NTU
- Rear Courtyard
- Local Amenities Nearby
- Close to Nottingham City Centre



Entrance Hall

Smart, welcoming entrance hall with access to ground-floor rooms.

Living Room

A spacious and inviting living room featuring a large corner sofa with plenty of room for everyone to relax, alongside a coffee table and media unit. Hardwood flooring and neutral décor create a bright, contemporary feel, while the open-plan layout seamlessly connects the living area with the kitchen, providing the perfect sociable space to unwind and spend time with housemates.

Kitchen

A versatile kitchen and dining space, complete with an extendable dining table that can be neatly tucked away to maximise space or extended for sociable meals with housemates. The modern kitchen features integrated appliances and opens directly onto the rear courtyard, perfect for enjoying a little outdoor space.

Bedrooms

Each bedroom is equipped with a comfortable double bed, wardrobe, chest of drawers, bedside table and a dedicated desk and chair, providing a practical and comfortable space to relax, study and unwind.

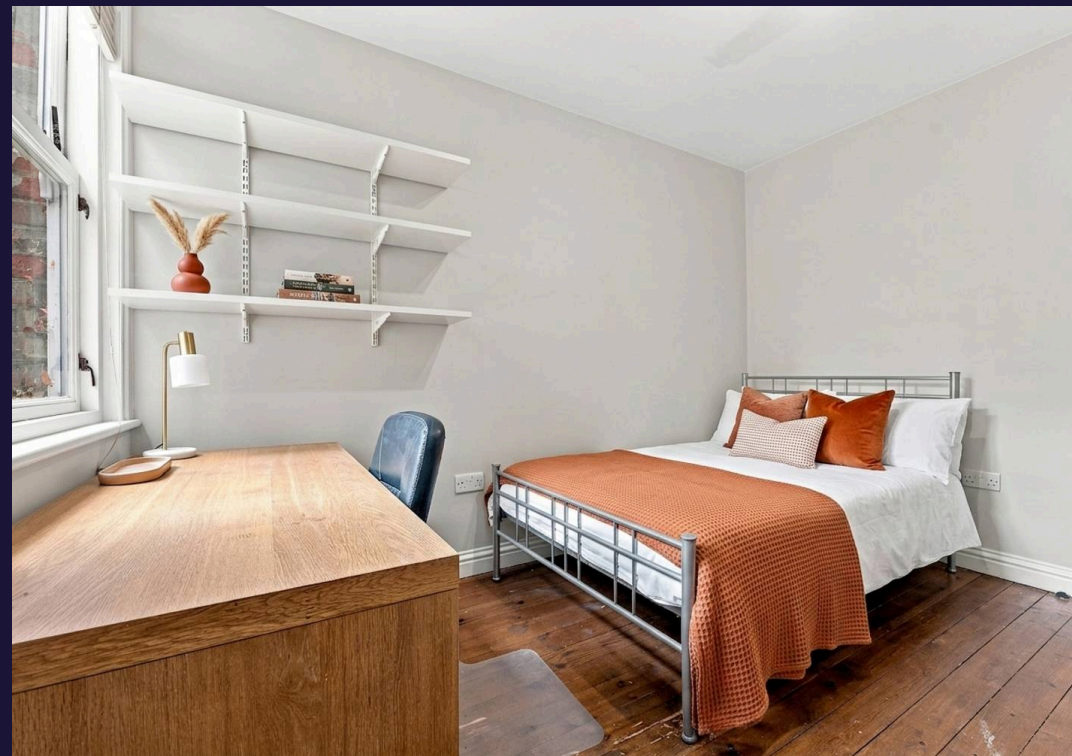
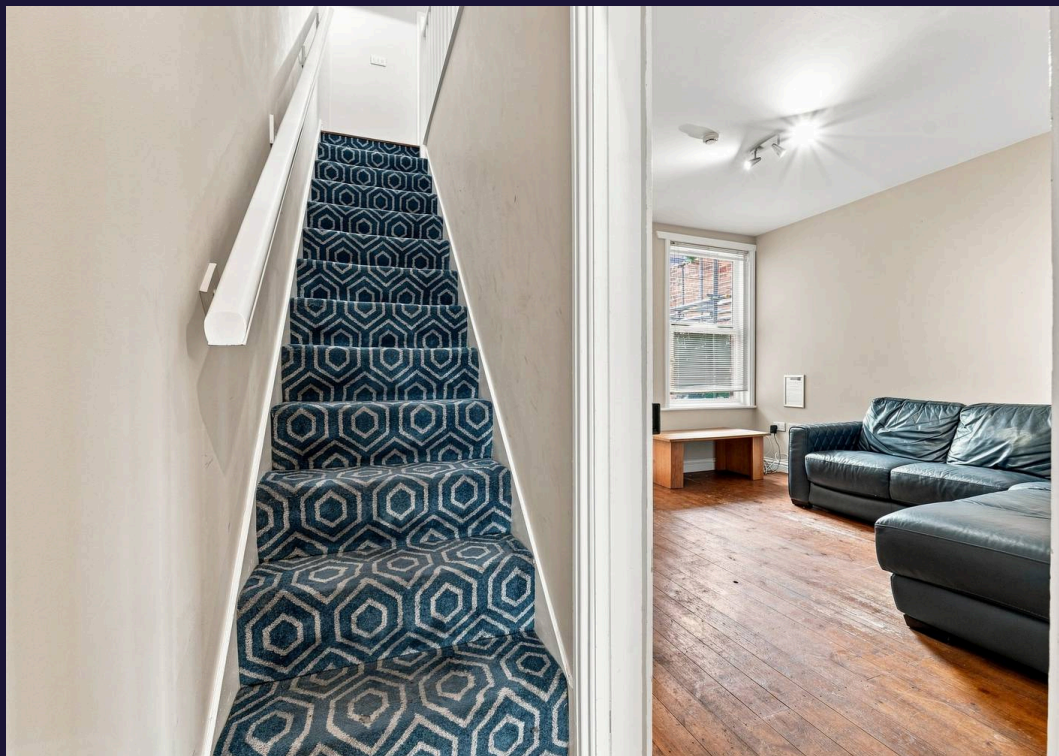
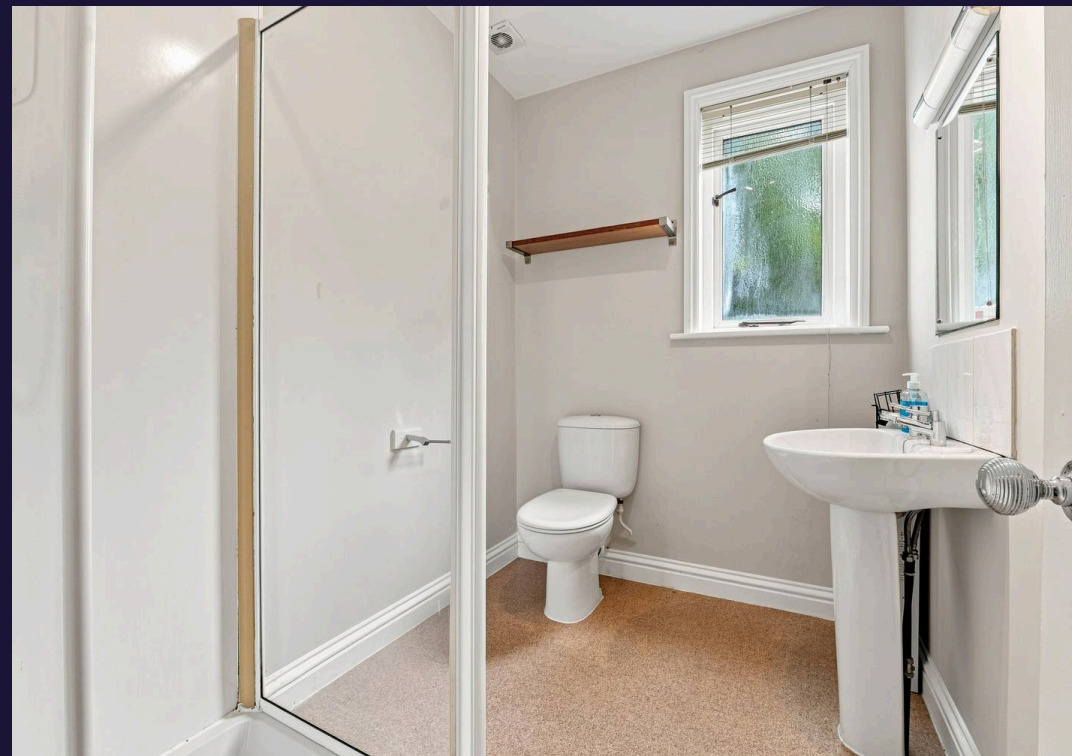
Shower Rooms & WC

Ideal for student living, the property features two shower rooms, both with wash hand basins and WCs, plus an additional separate WC on the first floor. With three toilets in total, getting everyone ready for lectures and early starts is that little bit easier, helping to keep busy mornings running smoothly!

Bills

Bills are included in the rent, subject to fair usage which will be outlined in your tenancy agreement. Bills included are Gas, Water, and Electricity. The Tenant is responsible for arranging the supply and payment of all other bills and utilities, if applicable.

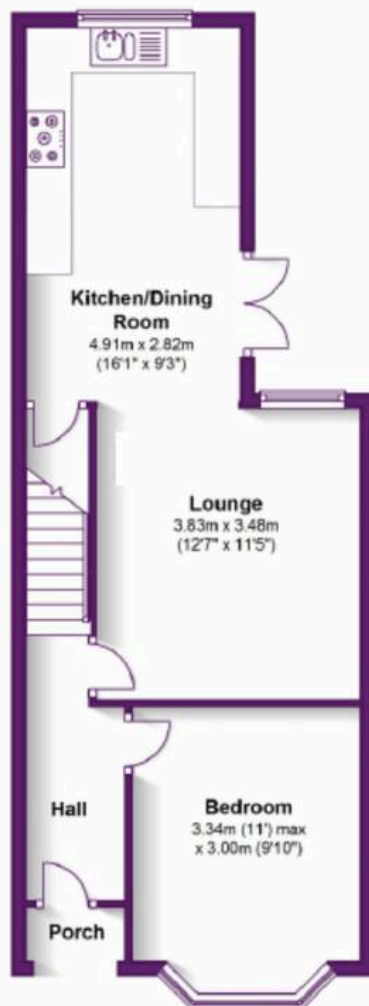






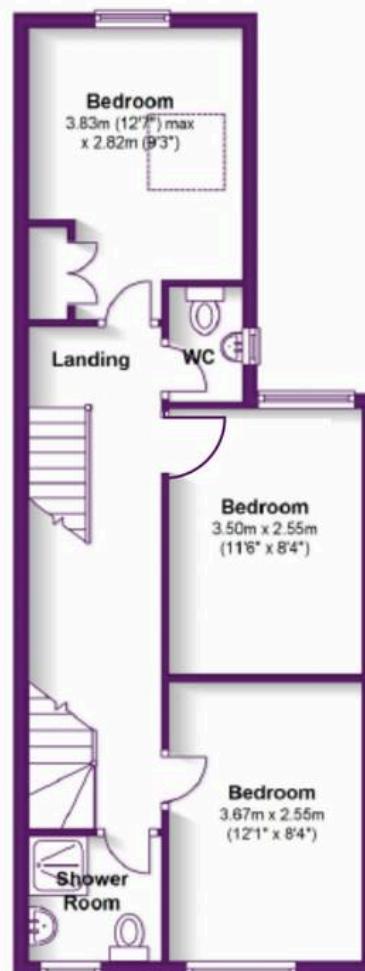
Ground Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



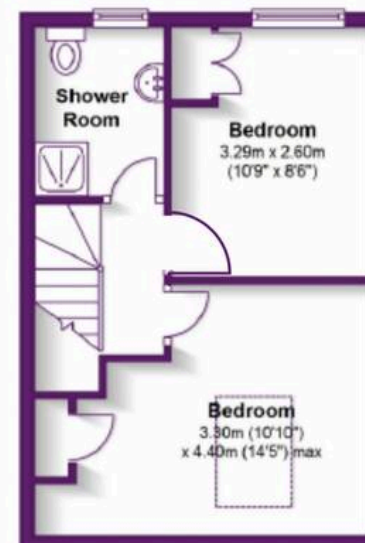
First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk