



44 LENTON MANOR NOTTINGHAM

£925 Per

A 2 bedroom top floor maisonette, accessed at first floor level with it's own entrance front door, with internal staircase and landing leading to the second floor accommodation.

There is a large lounge with doors leading onto a balcony, one main double bedroom, second smaller double bedroom, a bathroom with 3 piece suite to include a thermostatic shower over the bath, and a kitchen which includes electric oven, electric hob, under counter fridge/freezer and washing machine.

Outside there is a garage beneath the property and covered private car parking space in front. There is further on-street permit parking available.

The property also benefits from having gas central heating and UPVC double glazing.

Located in the corner of a small cul-de-sac in a great location close to many landmarks such as QMC Hospital, various University campuses, tram stop and local shops in Lenton. Also located very close to Derby Road into Nottingham City Centre or over to Derby / A52 / M1.



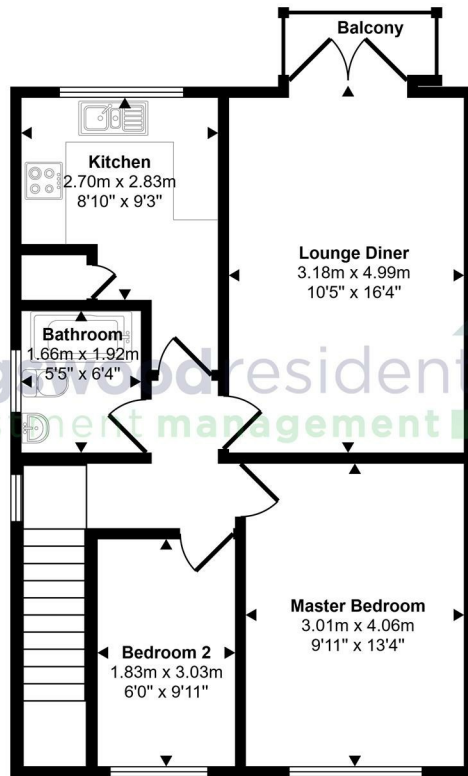
- Modern kitchen and bathroom
- Garage and private parking
- Top floor maisonette
- Lounge with balcony



- Own private entrance • Double glazing • Appliances included • Very close to A52 and M1. • Quiet cul-de-sac location • Council Tax = B



Approx Gross Internal Area
55 sq m / 590 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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