

ms  
estates

28 Trinity Avenue, Nottingham, NG7 2EU  
£786 Per Week



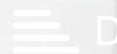
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**Ground Floor**  
Approx. 60.1 sq. metres (646.0 sq. feet)

**First Floor**  
Approx. 51.8 sq. metres (555.1 sq. feet)

**Second Floor**  
Approx. 30.1 sq. metres (324.3 sq. feet)

**Basement**  
Approx. 22.1 sq. metres (237.4 sq. feet)

**Basement**  
3.00m x 3.70m  
(12'0" x 12'3")

**Basement**  
3.00m x 4.11m  
(12'0" x 13'6")

**Lounge**  
3.00m x 3.70m  
(12'0" x 12'3")

**Bedroom**  
4.41m x 3.70m bay  
x 4.11m (13'6")

**Kitchen/Diner**  
7.59m (24'11") max  
x 2.56m (8'5")

**Entrance Hall**

**Porch**

**Bathroom**  
2.03m x 2.15m  
(6'8" x 7'2")

**Shower Room**

**Bedroom**  
4.29m x 3.02m  
(14' x 9'11")

**Bedroom**  
3.60m x 2.37m  
(12'0" x 7'9")

**Landing**

**Bedroom**  
3.42m x 2.56m  
(11'3" x 8'5")

**Bedroom**  
2.73m x 3.77m  
(9'11" x 12'4")

**Bedroom**  
2.66m x 5.49m  
(8'9" x 18')

**Total area: approx. 164.1 sq. metres (1766.6 sq. feet)**

## An aerial satellite map of the Nottingham Strong area. A yellow pin is placed on a green field, likely the site of the former power station. The map shows surrounding streets including Gregory St, Albert Rd, Lenton Blvd, Harley St, and Willoughby St. A green circular icon with a white dot is located near the bottom left, next to the text 'Nottingham Strong'. The Google logo is visible in the bottom left corner, and map data is attributed to Google Imagery, Airbus, and Maxar Technologies at the bottom.

- ### Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>58</p> | <p>80</p> |

**England & Wales**

EU Directive 2002/91/EC



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