



Rothsay Avenue, Nottingham
£3,107 pcm



123 Rothesay Avenue

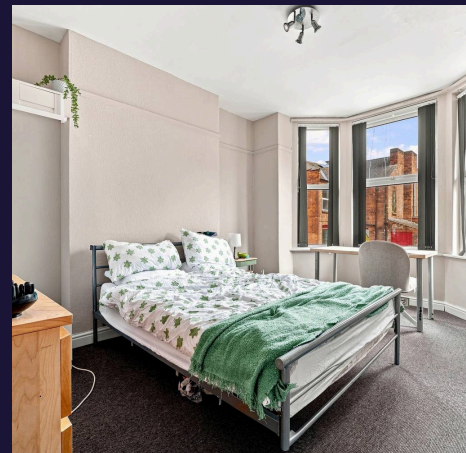
Nottingham

Located on the popular Rothesay Avenue, this well-presented five-bedroom student property offers spacious and comfortable 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 ideal choice for students looking for hassle-free living close to both universities and local amenities.

The accommodation comprises five generously sized 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.

The property benefits from a spacious communal kitchen, equipped with a fridge/freezer, washer/dryer, gas hob, oven, and microwave. There is also a shared bathroom and an additional separate WC, offering added convenience for a shared household.

To the rear, the property enjoys a private courtyard, providing a great outdoor space to relax, socialise, or enjoy the warmer months with housemates.





Rothsay Avenue

Nottingham

| Your Next Student Home For 2027/28 | £143pppw Including Bills | £350pp Deposit | Available From 13 August 2027 | Within easy reach of both Universities and Nottingham City Centre | Virtual Tour! |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- £143pppw Including Bills
- Available From 13 August 2027
- £350pp Deposit
- Prime Lenton Triangle Location
- Five Double Bedrooms
- Rear Courtyard
- Main Bathroom & WC
- Living & Dining Area
- Easy Access To University Of Nottingham
- Walking Distance To City Centre



Entrance Hall

An entrance hallway providing access to the ground floor rooms

Living Room

A cosy and welcoming living space featuring comfortable sofas, a dining table and chairs, a TV, and shelving. The perfect spot to relax, unwind, and socialise with housemates.

Kitchen

A smart, well-equipped fitted kitchen featuring a tall fridge freezer, electric oven with gas hob, microwave, and washing machine. A door provides direct access to the rear courtyard.

Bedrooms

Each bedroom comes furnished with a double bed, desk and chair, wardrobe, and chest of drawers, giving you everything you need to feel at home and have your own space to study and relax.

Shower Room

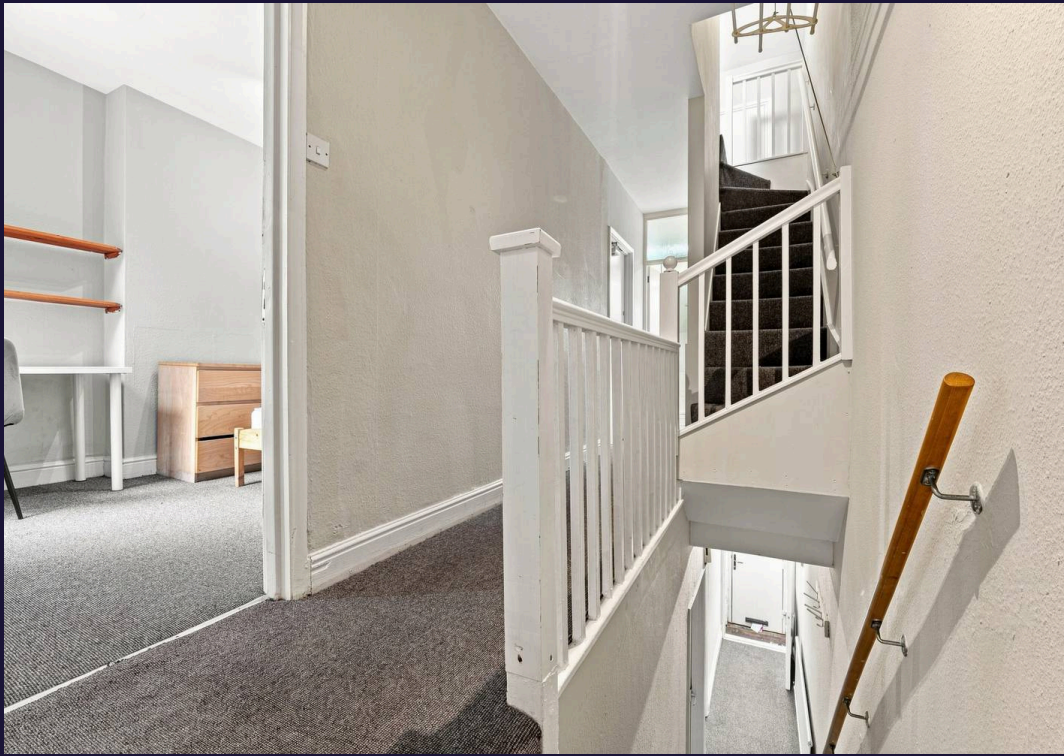
A modern shower room fitted with a shower, WC and washbasin.

WC

A separate WC, making busy mornings that little bit easier when sharing with housemates!

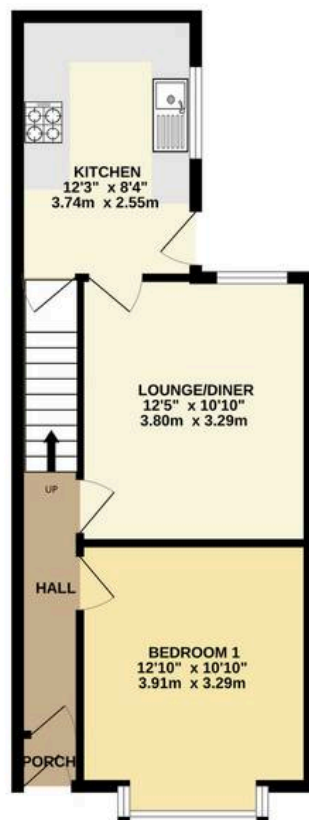
Bills

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

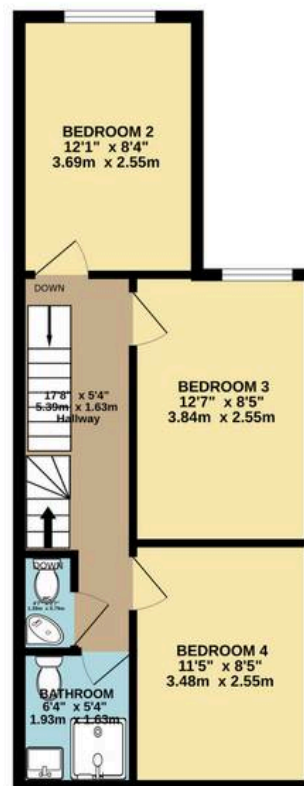




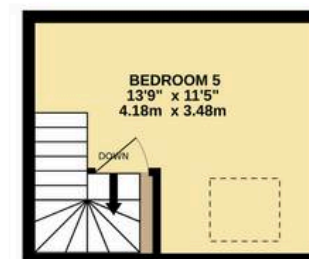
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
157 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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