



11A Larkdale Street, Nottingham, NG7 4FZ

£1,300 Per month

- Available Academic year 2026/2027\*\*
- 2 bedroom apartment
- Integrated Appliances
- Excellent transport Links
- Council Band A
- £1300 pcm (based on 2 sharing)
- Open Plan Lounge / Kitchen
- Popular Location
- Walking Distance To NTU
- No Deposit Option Available

# 11A Larkdale Street, Nottingham NG7 4FZ

AVAILABLE ACADEMIC YEAR 2026/27 - £1300pcm excluding bills! No Deposit Option Available.  
A bills inclusive package is available via unihomes.

Available Academic Year 2026/27 - £1300 pcm excluding bills based on 2 sharing.

Access to the NTU City Campus is only a few minutes walk away down Burns Street and Waverley Street making the property perfect for NTU students.  
There are a range of local shops, restaurants and take aways also within a 5 minute walk of the property.

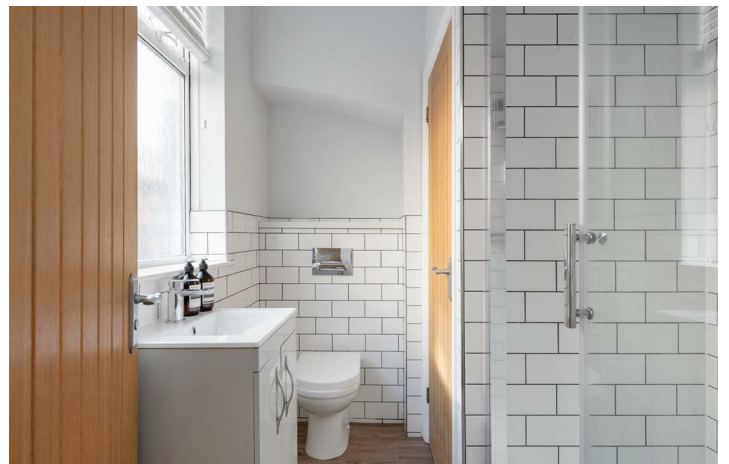
Located just a stones thrown from the High School tram stop the property benefits from easy access to the City Centre, Train Station, QMC and Clifton.

Do not miss out on this property!

Call Mulberry Lane to arrange a viewing!



Council Tax Band: A



To the front of the property is a spacious open plan lounge kitchen which is fitted with a modern grey and white kitchen with integrated appliances including fridge freezer, washing machine, oven and hob.

Opening to the lounge the room is decorated in light greys with white woodwork to compliment the style of the kitchen.

The room benefits from a large window overlooking Larkdale Street which creates a bright and social space to relax.

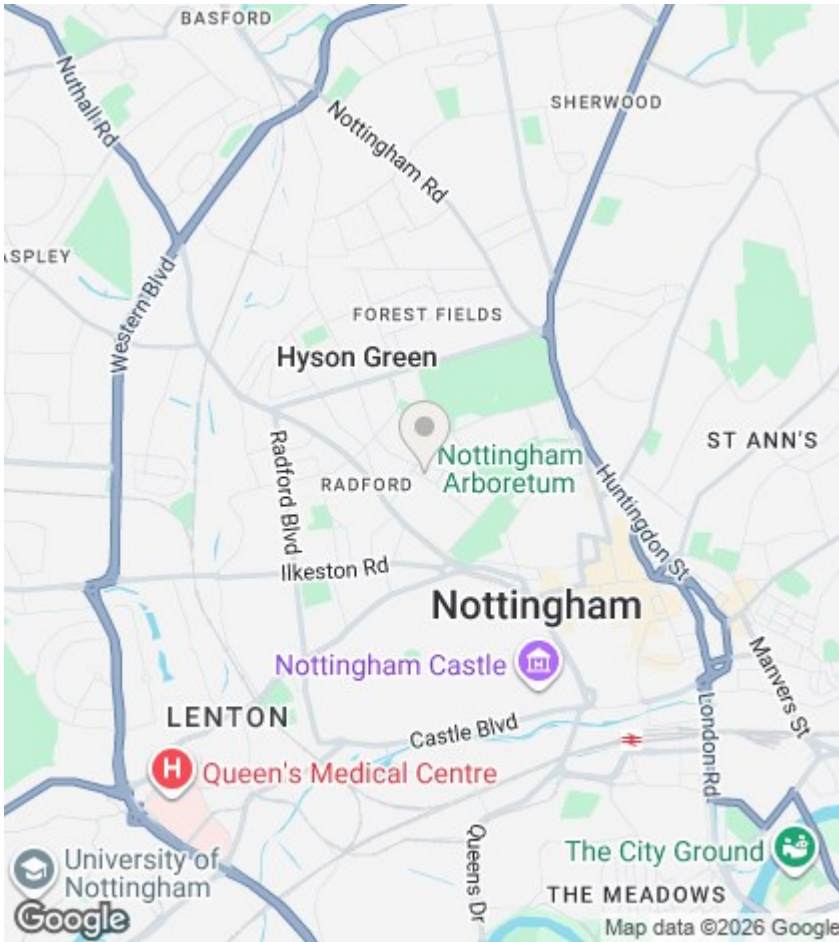
The room is furnished with a sofa and coffee table.

Each of the two bedrooms situated at the rear of the building provide a quiet place to unwind.

Both bedrooms are of an equal spacious double size and furnished with a double bed, mattress, wardrobe, bedside table, desk and chair as a minimum.

The colour and theme of the bedrooms compliments that of the remainder of the property being decorated in light grey with white woodwork.

There is a modern shower room benefiting from a shower, WC and sink all in white with grey feature tiles providing a stylish twist to the room.



## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |