



Rolleston Drive, Nottingham
£696 pcm | £160pw | Including Bills

 **Comfort**
Estates



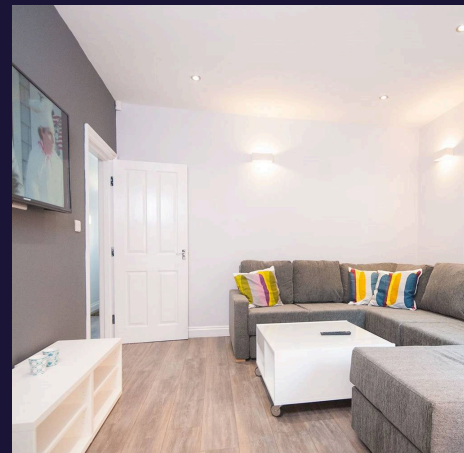
Rolleston Drive, Lenton

Nottingham

This well-presented home is in the heart of Lenton, placing you just a short walk or quick bus ride to Nottingham Trent University and the City Centre. Surrounded by local shops, takeaways, and great transport links, this property is ideally located for student life, even if you are a University of Nottingham Student. Set in a lively and popular student neighbourhood, you can easily access either campus and so is perfect if you are looking for a comfortable and convenient place to live.

The spacious ground floor room with a large bay window is currently available with five other students occupying the remaining rooms.

The communal living space features a large corner sofa, wall-mounted TV, and a modern kitchen with a fridge/freezer, integrated dishwasher, oven, gas hob, toaster, and kettle, along with a dining table and chairs. Each of the six double bedrooms is neutrally decorated and fully furnished with a double bed, wardrobe, chest of drawers, desk, and desk chair. The property also benefits from a modern shower room, a separate toilet with wash basin, and ample space throughout, ideal for comfortable student living.



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| Available NOW! | Student Room | £160PPW | Bills Included | 360 Virtual Tour Available | 6 Bedroom Property | 2 Bathrooms | Rear Courtyard | Prime Student Location |
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- £160 pw Bills Included
- 6 Double Bedrooms
- 2 Bathrooms
- Separate WC
- Prime Lenton Location
- Open Plan Living
- Rear Courtyard
- Close to Local Shops, Cafes and Bars



Entrance Hallway

A lovely bright entrance hallway provides access to bedroom 1, the lounge/dining/kitchen area and also the stairs to the first floor.

Bedroom 1 (Ground Floor)

A good-sized double bedroom with a bay window which is neutrally decorated. Furnished with a double bed and mattress, wardrobe, chest of drawers, desk and desk chair.

Lounge/Dining/Kitchen

An open and spacious living room neutrally decorated and furnished with a large corner sofa and wall mounted tv, leading onto an open plan dining/kitchen area with dining table and chairs and a fully fitted kitchen including an American fridge/freezer, integrated dishwasher, oven, gas hob, toaster and kettle.

Separate Toilet

A separate toilet including a wash basin.

Bathroom 1 (First Floor)

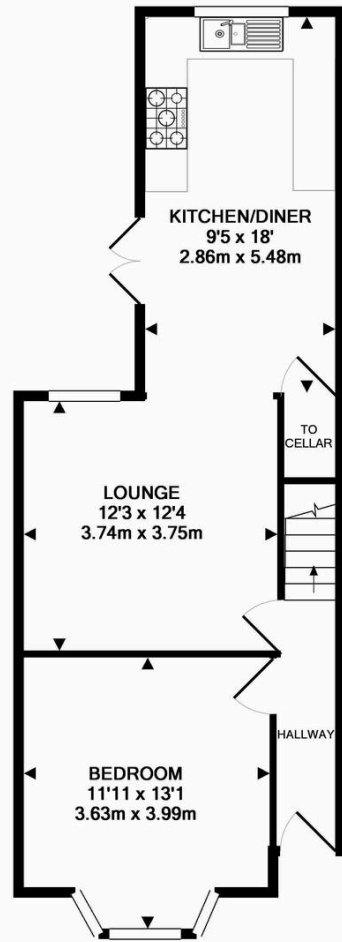
A shower room including a large shower, toilet, wash basin and mirrored bathroom cabinet.

Bathroom 2 (Second Floor)

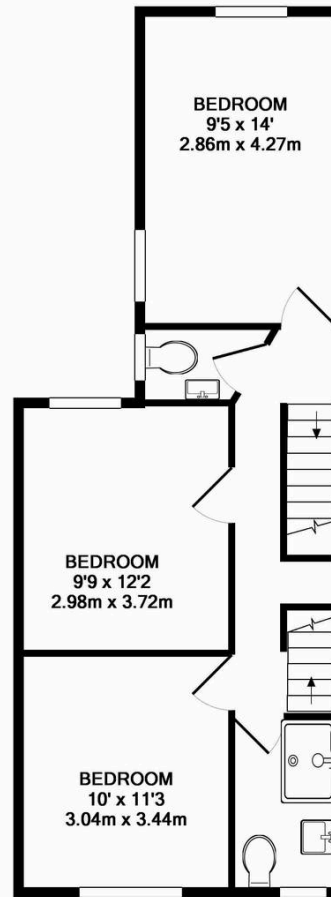
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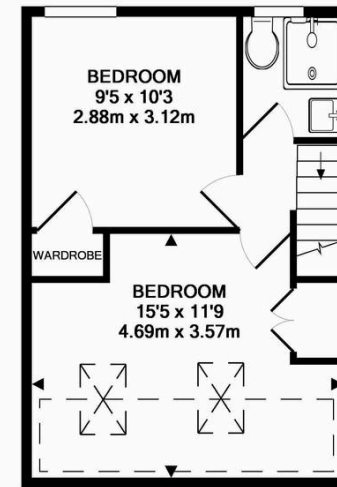




GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(48.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1371 SQ.FT. (127.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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