



Dunlop Avenue, Nottingham  
£700 pcm | £161pppw Including Bills

 **Comfort  
Estates**

## Dunlop Avenue, Lenton

Now available by the room, 6/6 rooms available. This beautifully refurbished six-bedroom detached home offers high-quality student living in the heart of Lenton, one of Nottingham's most popular and well-connected student areas. Combining charming period features with stylish modern updates, the property provides a comfortable and welcoming space that truly feels like a home away from home. Ideally located within easy walking distance of Nottingham Trent University, the University of Nottingham, the City Centre and QMC, the house is perfectly placed for both studying and making the most of student life. Lenton's fantastic selection of cafés, restaurants, shops and leisure facilities are all just moments away.

Inside, the fully furnished property offers six spacious and well-proportioned bedrooms, two modern bathrooms, and a large, inviting entrance hallway. The kitchen comes fully equipped with appliances and plenty of cupboard space for all! Contemporary décor and attractive hardwood flooring run throughout, creating bright, stylish and comfortable living spaces that are ideal for relaxing or socialising with housemates.



## Dunlop Avenue

To the rear, the property benefits from a private garden, perfect for enjoying warmer months. On-street permit parking is available, although with excellent public transport links and so many amenities nearby, getting around without a car is easy.

A standout, characterful home offering space, style and an unbeatable location for student living.

Get in touch today to arrange your viewing!





## Dunlop Avenue

| Available By The Room 2026/27 | £161ppw | Bills Included | Deposit £350 | Flexible Dates | No Holding Deposit | Recently Refurbished | Prime Location | Walking Distance to Campus & City Centre | Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Student Home for 2026/27
- No Holding Deposit
- £161ppw Including Bills
- Deposit £350 pp
- Recently Refurbished
- Characterful & Contemporary Interiors
- Prime Location
- Walking Distance To UoN, NTU, & QMC



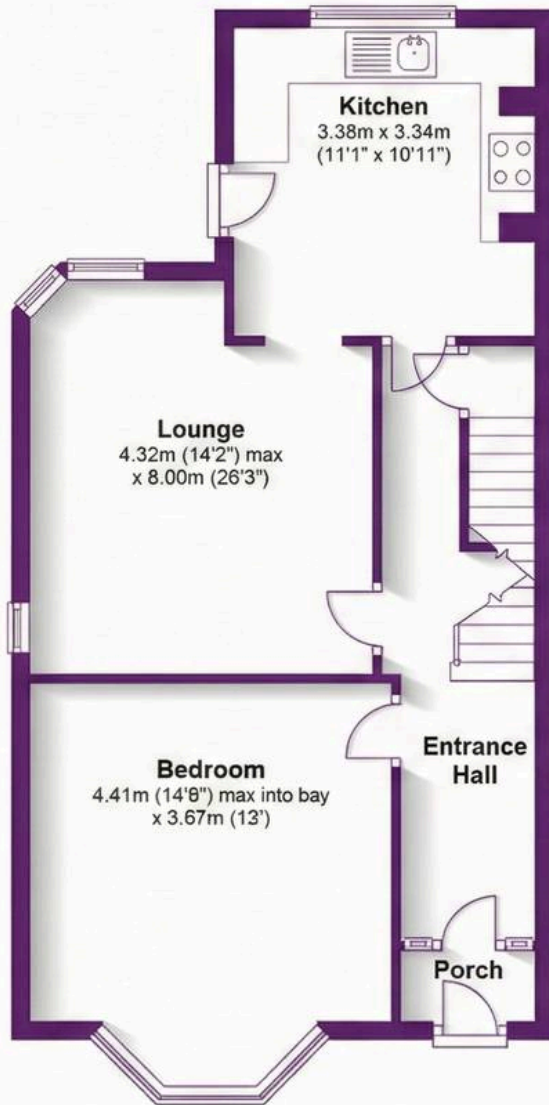
### **Bills**

Bills that are included are Gas, Water, Electricity, and Internet. The Tenant is responsible for arranging the supply and payment of all other bills and utilities, if applicable.



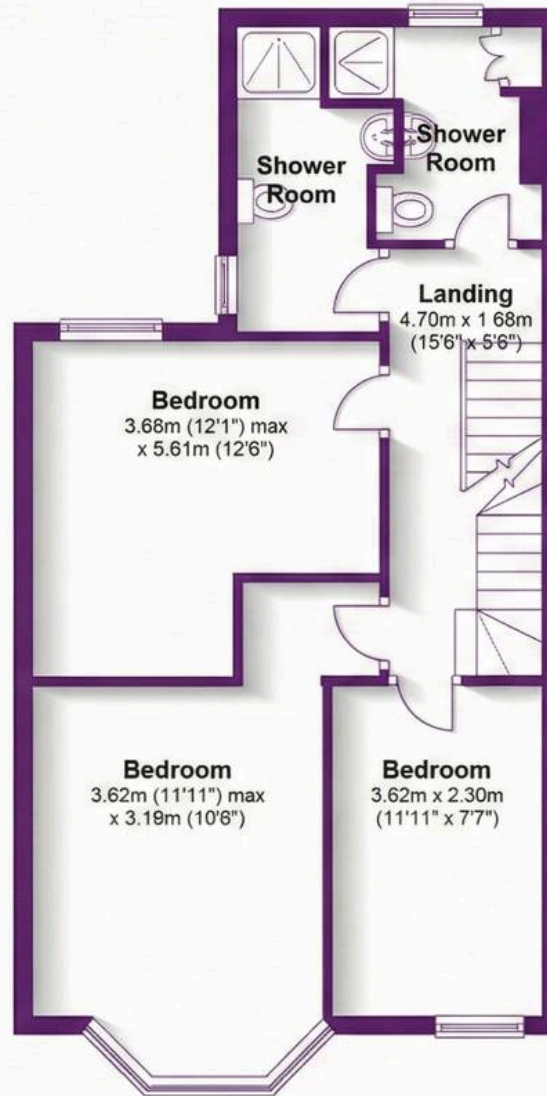
### Ground Floor

Approx. 54.7 sq. metres (586.9 sq. feet)



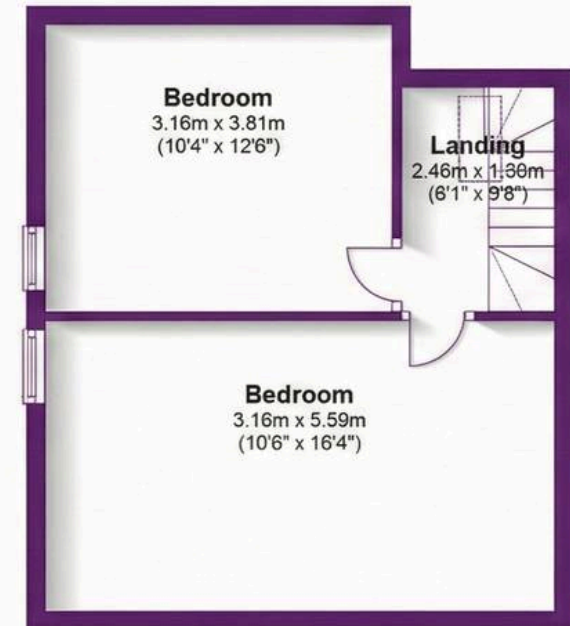
### First Floor

Approx. 53.5 sq. metres (578.2 sq. feet)



### Second Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 143.0 sq. metres (1539.2 sq. feet)



## Comfort Estates

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