



Lamcote Grove, Nottingham  
£1,499 pcm

 **Comfort**  
Estates





## Lamcote Grove

Nottingham, Nottingham

Comfort Estates are proud to present this 3 double-bedroom student property situated just outside the city centre within 15 minutes walk of the central train station. Ideally located for students who are studying at NTU city campus or those at Clifton who will find themselves located in between both campuses. Excellent transport links nearby, extremely close to the tram giving the added benefit to those who study at Clifton campus. The property is located near the Nottingham Forest ground and Notts County and also the West Bridgford area, a vibrant place filled with beautiful bars and restaurants. Riverside Embankment is also close-by, a peaceful location on the water, perfect for walks and the home of Carnival and Riverside festival.

All bedrooms are equipped with double beds, a wardrobe, a chest of drawers, a desk and desk chair. The house has 1 bathrooms, kitchen/Diner, a lounge with a TV provided, and a rear yard.

The photos shown are example photos, as the property is due to be refurbished after the current tenancy ends.

Bills included: Gas, Electric, Water and TV license





## Lamcote Grove

Nottingham, Nottingham

| Academic Year 25/26 | £115 pppw | Bills Included | Deposit £200pp | Flexible Dates | Online Reservation Available | Due to be Refurbished - Example Photos | All Double Bedrooms | Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Available for 2025-26 Academic Year
- Due to be Fully Refurbished
- Close to City Centre
- Bills Included





### Refurbishment plans

The property will undergo a refurbishment prior to any new tenants moving in, the photos you see in the advert are example photos of another property on Lamcote Grove, therefore this is not a exact reflection.

Planned works to include; - Replacing carpets and flooring throughout. - New vanity sinks in each bedroom. - Repainting throughout. - New blinds for bedrooms and kitchen. - New furniture.





Ground Floor



1st Floor



2nd Floor





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)