



## 9 Park Road

Lenton, Nottingham, NG7 1LB

£2,990 PCM

\*\* AVAILABLE FOR 2021/22 ACADEMIC YEAR \*\* VIRTUAL TOUR ON THIS ADVERTISEMENT\*\* 6 bed property on Park Road. IDEAL FOR UNI OF NOTTINGHAM STUDENTS.

Situated in the popular area of Lenton is an ideal location , with the University, QMC and Jubilee Campus all within walking distance, and all local amenities nearby.

This delightful property comprises of:

Living area: The living room has leather sofas and wooden flooring which is easy to maintain. There is a coffee table, dining table and TV included.

Kitchen: Modern kitchen is equipped with a dishwasher, fridge freeze, microwave, and washing machine.

Bedrooms: All the rooms are double rooms and have double beds with desks and chairs, wardrobes and 42 TVs.

Bathrooms: There are two bathrooms and two separate WCs so it makes it easier to share time in the bathroom. The bathrooms have a gorgeous free standing roll top bath.

French doors lead onto secure rear patio with BBQ area.

- Double Bedrooms
- Feature Walls
- TVs on each bedroom wall
- Fully Furnished
- Open plan kitchen and lounge
- Close proximity to shops
- Walking distance to Nottingham City Centre

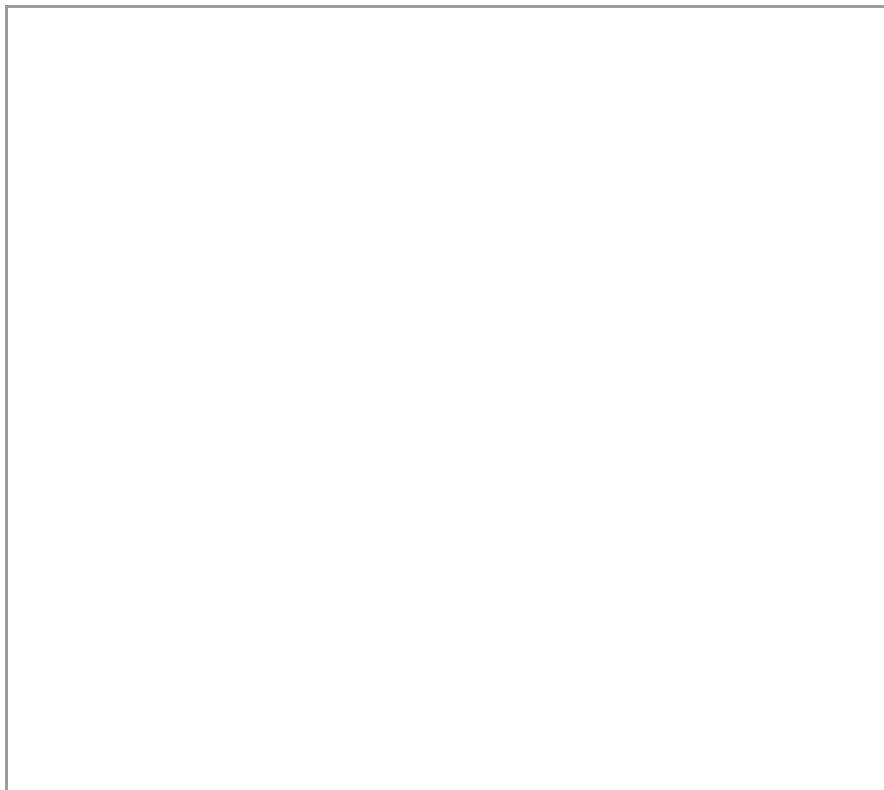
### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

if you wish to arrange a viewing appointment for this property or require further information



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77	
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	
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