MULBERRY - LANE
ESTATE & LETTING AGENCY









11B Larkdale Street, Nottingham, NG7 4FZ

£1,300 Per month

- Suitable For Residential & Students
- Two Bed Apartment
- Integrated Appliances
- Excellent Transport Links
- Council Band A
- Available 2027 / 2028 Academic Year
- Open Plan Lounge / Kitchen
- Popular Location
- Walking Distance To NTU

Howard One Howard Street, Nottingham, NG1 3LT
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www.mulberrylane.co.uk

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AVAILABLE IMMEDIATELY – STYLISH GROUND FLOOR APARTMENT WITH PRIVATE GARDEN & SECURE GATED ACCESS!

Mulberry Lane are delighted to present this beautifully finished ground floor apartment, ideally located within walking distance of Nottingham City Centre and Nottingham Trent University.

Boasting bright, modern interiors, neutral décor throughout and a contemporary fitted kitchen with integrated appliances, this fantastic apartment offers stylish and convenient living.

Additional benefits include a private garden area, secure gated access and excellent transport links, with the High School tram stop just a short walk away. Perfectly suited to students and working professionals, with shops, restaurants and local amenities right on your doorstep!

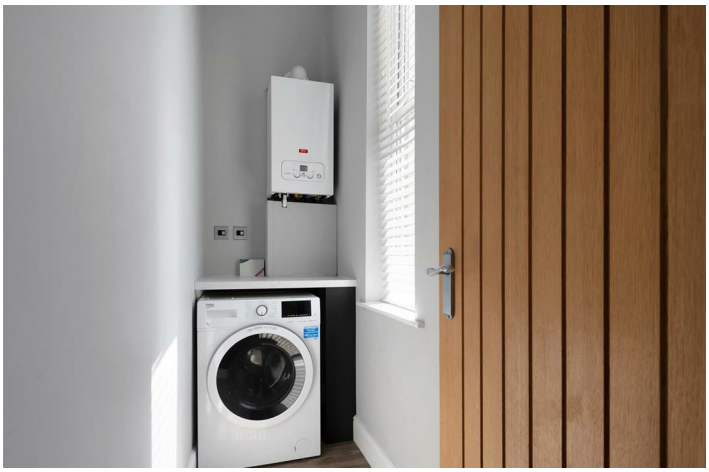
AVAILABLE NOW – NO DEPOSIT OPTION AVAILABLE!

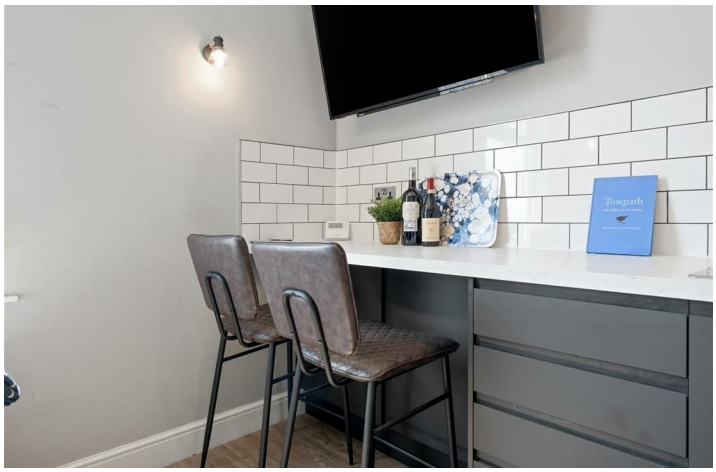
EARLY VIEWING HIGHLY RECOMMENDED – CONTACT MULBERRY LANE TODAY!

2 1 1 C

Council Tax Band: A







Apartment Description

AVAILABLE IMMEDIATELY – NO DEPOSIT OPTION AVAILABLE!

MODERN LIVING, FANTASTIC LOCATION & PRIVATE OUTDOOR SPACE!

Mulberry Lane are delighted to present this beautifully finished ground floor apartment, situated within a secure gated development just a short walk from Nottingham City Centre and Nottingham Trent University!

Offering the perfect blend of modern style, comfort and convenience, this fantastic apartment is ideal for working professionals and students looking for a stylish home with excellent transport links and everything Nottingham has to offer within easy reach.

Step inside and discover a bright, welcoming living space, tastefully decorated in contemporary neutral tones throughout. The apartment offers a fresh, modern feel, creating the perfect blank canvas to make your own.

The stylish fitted kitchen comes complete with integrated appliances, combining sleek design with everyday practicality – ideal whether you're preparing a quick breakfast or enjoying an evening at home.

One of the property's standout features is its private garden area, a fantastic addition rarely found with city living! Whether you're enjoying your morning coffee, relaxing after a busy day or making the most of the warmer weather, this outdoor space provides the perfect retreat.

For added peace of mind, the apartment benefits from secure gated access, offering an extra level of privacy and security.

PROPERTY HIGHLIGHTS

Modern Ground Floor Apartment – stylish, comfortable and conveniently positioned.

Secure Gated Development – offering additional privacy and peace of mind.

Private Garden Area – your own outdoor space to relax and unwind.

Contemporary Fitted Kitchen – complete with integrated appliances.

Fresh Neutral Décor Throughout – bright, modern interiors ready to make your own.

Fantastic City Centre Location – within walking distance of Nottingham City Centre.

Close to Nottingham Trent University – ideal for students and university staff.

Excellent Transport Connections – with the High School tram stop nearby.

No Deposit Option Available – offering additional flexibility for prospective tenants.

Available Immediately – ready for its next occupants!

LOCATION, LOCATION, LOCATION!

Perfectly positioned for those who want the convenience of city living without compromising on comfort, this apartment enjoys an excellent location close to Nottingham's vibrant city centre.

You'll find an impressive selection of shops, supermarkets, cafés, restaurants, bars and everyday amenities all within easy reach, making day-to-day living effortless.

For students, Nottingham Trent University's City Campus is within walking distance, while professionals will appreciate the excellent connections to major employment areas across Nottingham.

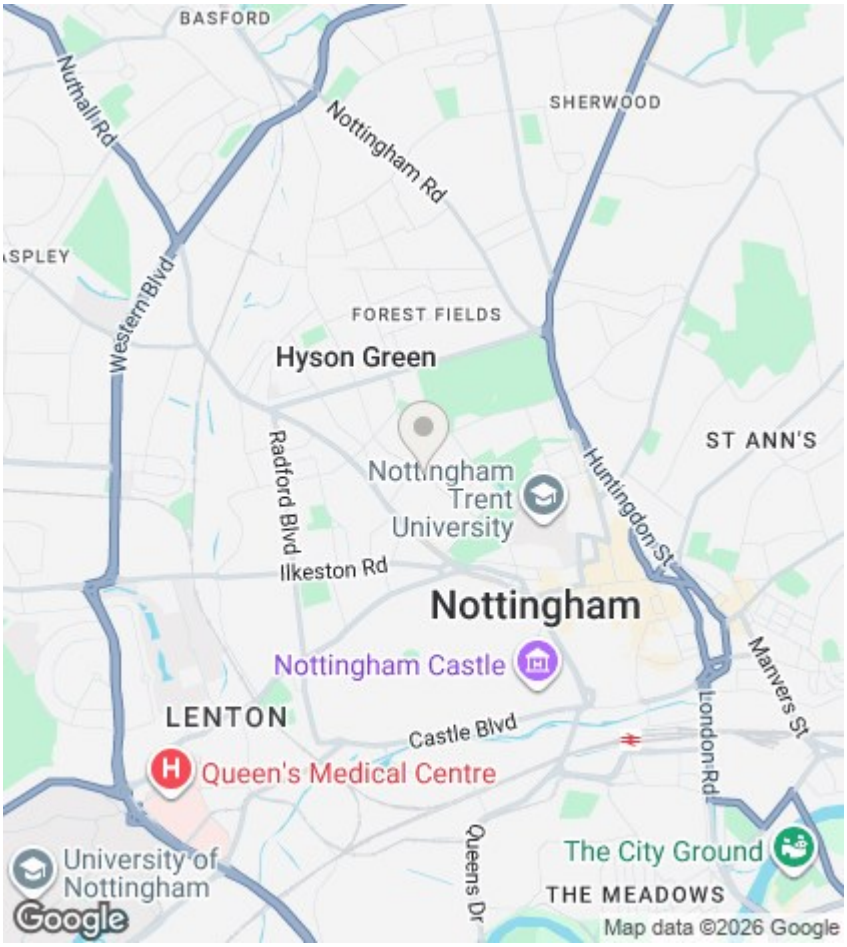
The nearby High School tram stop provides convenient access to Nottingham Train Station, Clifton Campus and wider transport connections towards Queen's Medical Centre, City Hospital and other key destinations.

YOUR PERFECT CITY HOME AWAITS!

Whether you're a professional seeking a convenient base close to the city or a student looking for modern accommodation with excellent connections, this apartment has plenty to offer.

With its contemporary interiors, secure gated access, private outdoor space and fantastic location, this is an opportunity not to be missed!

CONTACT MULBERRY LANE TODAY TO ARRANGE YOUR VIEWING AND TAKE THE FIRST STEP TOWARDS MAKING THIS FANTASTIC APARTMENT YOUR NEW HOME!



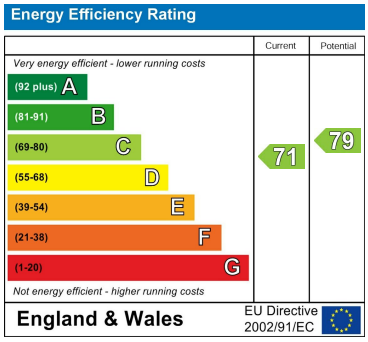
Directions

Viewings

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

EPC Rating:

C



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