



71 LENTON MANOR NOTTINGHAM, NG7 2FP

£1,550 PER MONTH

Available immediately, this beautifully presented three-bedroom mid-townhouse is located in a popular and highly convenient residential area, offering well-proportioned accommodation arranged over three floors. The property is ideally positioned within walking distance of Queen's Medical Centre and the University of Nottingham, with excellent access to a wide range of local amenities including shops, cafés, restaurants, healthcare facilities and strong public transport links.

The home benefits from UPVC double glazing and gas central heating and has been thoughtfully redecorated throughout. Recent improvements include a newly fitted modern kitchen and a refurbished family bathroom. Offered furnished to a good standard, the property is ready for immediate occupation.

The accommodation comprises an entrance hall with access to a ground floor WC and Bedroom Three. This flexible room is ideal as a guest bedroom, home office or additional reception space and features French doors opening onto the rear garden. On the first floor there is a spacious living room to the front aspect and a contemporary kitchen to the rear, fitted with a range of wall and base units, work surfaces and tiled splashbacks.



HOUZLY



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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