



## Noel Street

, Nottingham, NG7 6AQ

£135 Per week



Nestled in the vibrant area of Noel Street, Nottingham, this delightful student flat offers an ideal living space for those pursuing their studies in this lively city. With four generously sized bedrooms, this property is perfect for a group of friends or students seeking a comfortable and convenient home.

The flat features a welcoming reception room, providing a communal area where residents can relax and socialise after a long day of lectures. The well-appointed bathroom ensures that all essential amenities are readily available, catering to the needs of busy students.

Located in a bustling neighbourhood, this property is within easy reach of local shops, cafes, and public transport links, making it an excellent choice for students who wish to explore all that Nottingham has to offer. The combination of spacious living and a prime location makes this flat a fantastic opportunity for those looking to make the most of their university experience.

Whether you are studying at one of the nearby universities or simply seeking a lively community atmosphere, this student flat on Noel Street is sure to meet your needs. Don't miss the chance to secure this wonderful property for your next academic year.



## Description

Student Lets - Sept 26 - July 27

Clark Estates are delighted to present this four bedroom apartment located on Noel Street Nottingham which is a fantastic location across from Asda supermarket and Noel Street Tram stop and the Forest Fields grounds. The property has open plan living kitchen space and includes a wall mounted TV. Each bedroom is fully furnished with double bed, wardrobe, desk and chest of drawers, shared kitchen / lounge and shower room.

## Transport Information

The tram will take you into Nottingham City Center, University of Nottingham, QMC medical campus and Clifton campus. You can also walk into Nottingham Trent University as this is just a short walk away. The box stops a minutes walk away on Radford Road.

## Lounge / Kitchen / Diner 14'5" x 13'1" (4.40m x 4.00m)

A modern open plan lounge, kitchen / diner with Beech effect wall and base units, fan assisted oven and four ring electric hob with extractor above, washing machine, fridge / freezer.

## Bedroom One 15'11" x 9'5" (4.86m x 2.88m)

All bedrooms have a bed, wardrobe, chest of drawers, desk and chair.

## Bedroom Two 15'1" x 8'6" (4.61m x 2.60m)

## Bedroom Three 9'0" x 8'4" (2.75m x 2.55m)

## Bedroom Four 11'8" x 10'11" (3.58m x 3.34m)

## Shower Room 8'7" x 3'1" (2.63m x 0.95m)

The bathroom comprises of a white bathroom suite; bath with shower over, wc and hand basin.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

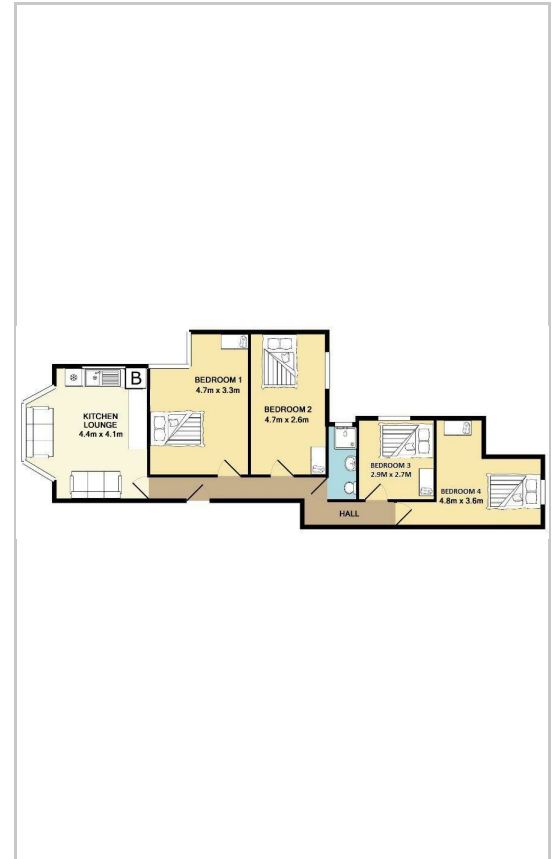
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

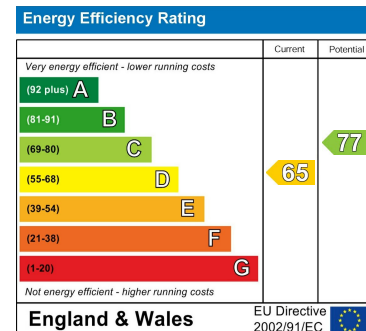
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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