



Noel Street

, Nottingham, NG7 6AQ

£130 Per week



The flat's location is particularly advantageous, as it is situated close to local shops, cafes, and public transport links, making it easy for residents to navigate the city and access the university.

This property is not just a place to live; it is a home where students can thrive academically and socially. With its practical layout and prime location, this student flat on Noel Street is an excellent choice for those looking to make the most of their university experience in Nottingham.



Description

Student Let - Sept 2026 -2027

Nestled in the vibrant area of Noel Street, Nottingham, this delightful student flat offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for students seeking a shared living experience. The flat features a spacious reception room, providing a welcoming space for relaxation and socialising after a long day of studies.

Lounge 14'5" x 13'5" (4.4m x 4.1m)

A generous size lounge for all students to relax after a hard days study with settees and tv.

Kitchen /Diner 8'10" x 8'2" (2.7m x 2.5m)

The kitchen comprises of wood effect wall and base units, electric fan assisted oven and four ring electric hob, microwave, washing machine and fridge freezer.

Bedroom One 15'5" x 10'9" (4.7m x 3.3m)

All three bedrooms are of a generous size with grey modern matching wardrobe, chest of drawers, desk and chair.

Bedroom Two 15'5" x 8'6" (4.7m x 2.6m)

Bedroom Three 15'8" x 11'9" (4.8m x 3.6m)

Bathroom 8'2" x 6'2" (2.5m x 1.9m)

A walk in shower room with a shower cubicle, tiled walls, 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.

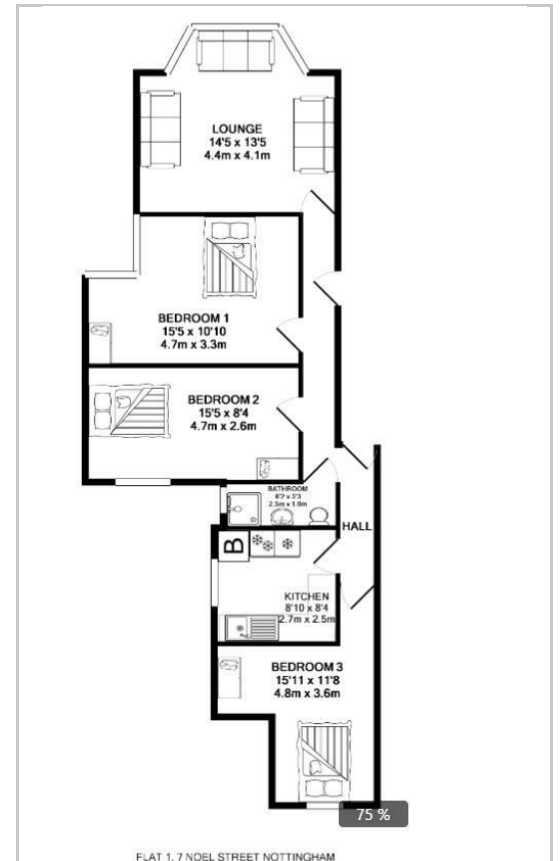
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

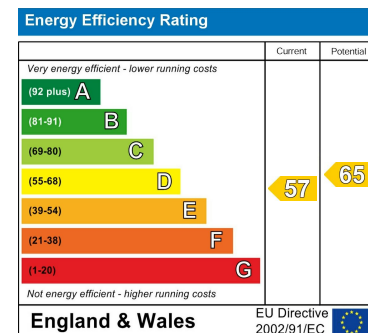
Area Map



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.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk