



## Noel Street

, Nottingham, NG7 6AQ

£525 Per month



## Description

Student Let Sept 2026-2027

£525 pcm £250 Deposit

Newly refurbished 6 bed property with great transport links and close to amenities. Private Parking available.

27-29 Noel Street is a beautifully refurbished, fully furnished property offering modern ensuite rooms in the heart of Nottingham. Ideal for students or working professionals, this property blends comfort with convenient city living.

**Reception Room 15'1" x 10'0" (4.60m x 3.07m)**

**Kitchen 14'8" x 12'1" (4.48m x 3.70m)**

Fully equipped modern kitchen with five ring gas hob, two ovens in the built in range plus an additional oven, washing machine and tumble dryer.

**Bedroom 1 14'2" x 8'9" (4.32m x 2.69m)**

**Bedroom 2 17'6" x 8'9" (5.35m x 2.67m)**

**Bedroom 3 13'7" x 8'4" (4.16m x 2.55m)**

**Bedroom 4 16'2" x 7'10" (4.93m x 2.40m)**

**Bedroom 5 14'0" x 11'10" (4.28m x 3.63m)**

Spacious double bedroom with mood lighting. Modern and cosy with mood lighting, double bed, wardrobe and chest of drawers.

**Bedroom 6 15'1" x 10'0" (4.60m x 3.07m)**

**Shower Room 1 8'6" x 3'7" (2.60m x 1.10m)**

**Shower Room 2 6'10" x 13'5" (2.10m x 4.10m)**

**WC/Shower Room 3 8'10" x 3'11" (2.70m x 1.20m)**

## 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.

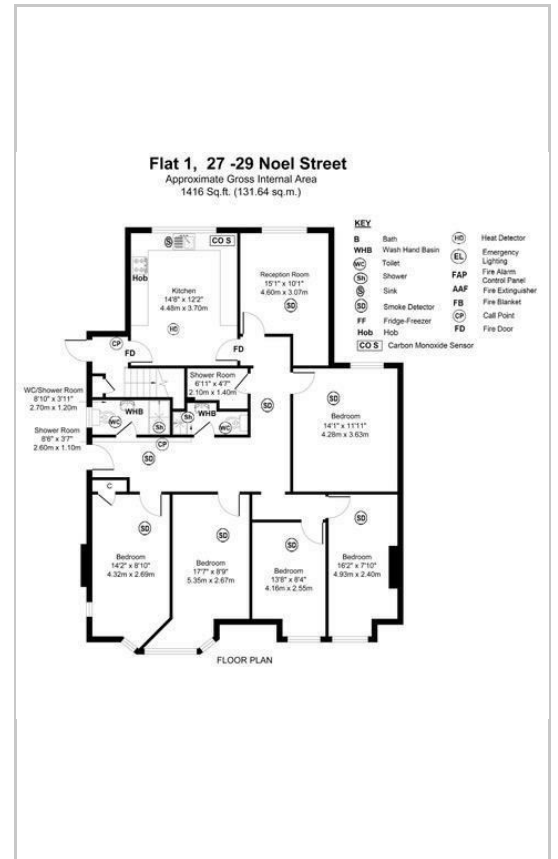
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

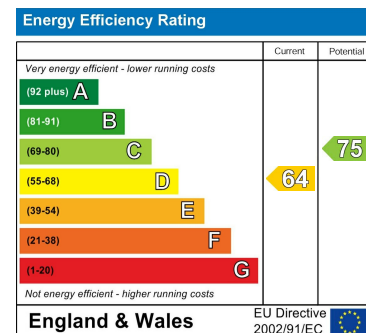
## Area Map



## 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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