Tristram's
Sales and Lettings

Hartley Road
Radford, Nottingham, NG7 3BB

- Students 2021/2022

- Bills not included.

- Allocated Parking Space

- Great location for amenities.

£250 pw
EPC Rating '78'

Property Description

BRIEF
STUDENTS 2021/2022. A fantastic student flat located between Nottingham City and University of Nottingham. Full furnished two bedroom flat with modern open plan living/kitchen area. The flat also benefits from a secure allocated parking space and intercom entry system. Call to view.

KITCHEN/LIVING AREA
A modern open plan kitchen and living room consisting of modern fitted kitchen with appliances, sofa and dining table with chairs. Large windows and very high ceilings.

BEDROOM 1
Spacious double bedroom with large window, high ceilings and furniture.

BEDROOM 2
Entry from the hallway, double bedroom with large windows and high ceilings.

BATHROOM
Fitted bathroom suite consisting of Wc, Sink and Bath with overhead shower.

EXTERNAL
Allocated off-street parking. Access to the flat is via two gated communal entrances with intercom system.
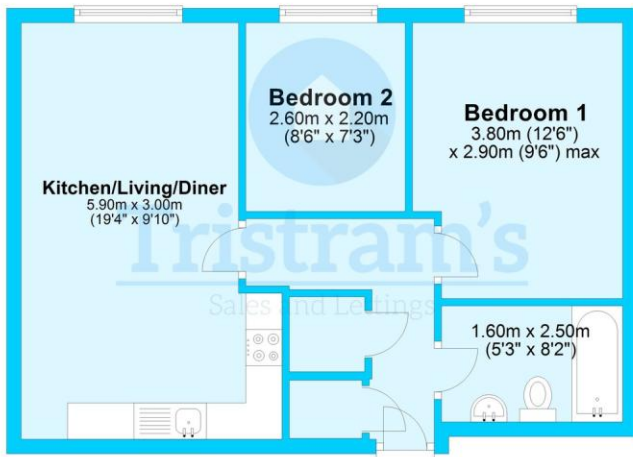
THE AREA
The area of Lenton attracts students from ALL campuses at the University of Nottingham AND Nottingham Trent University.

Known to many as 'The Lenton Triangle', many are attracted to this area due to it's great transports links. Lenton has a direct road through it called Derby Road, where there are frequent buses in and out of the Centre and to all Campuses and hospitals. There is a local Sainsburys based on Derby Road which is a common pitstop for students grabbing their essentals.

For further shopping there is Caslte Park consisting of your favourtie discount stores such as Poundland, B&M Bargains and Wilkos. Not to mention, Castle Marina Retail Park which hosts a Pure gym, Sainsburys Superstore, Costa, Pizza Hut and Mcdonalds (along with countless others).

Don't miss out! Call or email to enquire today and we can help!

First Floor

Bedroom 2
2.60m x 2.20m
(8'6" x 7'3")

Bedroom 1
3.80m (12'6")
x 2.90m (9'6") max

Kitchen/Living/Diner
5.90m x 3.00m
(19'4" x 9'10")

1.60m x 2.50m
(5'3" x 8'2")

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			81 | B
69-80	**C**		78 | C	
55-68	**D**			
39-54	**E**			
21-38	**F**			
1-20	**G**			