

# Tristram's

Sales and Lettings

**18 Elmsthorpe Avenue**  
Lenton, Nottingham, NG7 2BU

- STUDENTS – Ref: 14948
- £125 per person per week
- Deposit £300 per person
- Bills Inclusive Option Available

**£720 pw**  
EPC Rating 'D'







## Property Description

### SUMMARY

~ Students Ref: 14948 ~ £125pppw ~ Deposit £300 per person ~ Bills Inclusive Option Available ~ 6 Bedrooms and 2 Bathrooms ~ Online Paperwork & Viewings ~ Spacious Kitchen / Diner with Large Living Room ~ Close to Convenience Stores & Bus Routes

### KITCHEN

There has been a new kitchen installed into the property and hosts white goods such as, fridge freezer, washing machine and dishwasher.

### LIVING ROOM

The living room is a large space and plenty of seating which then leads out onto the refurbished decking area which is great for socialising.

### BEDROOMS

This well proportioned property hosts six large bedrooms which are all fully furnished with double beds, wardrobes, drawers and desks. Mattress is provided.





## THE AREA

Lenton is widely recognized as one of Nottingham's most popular student areas, offering a great mix of affordability, convenience, and a lively student atmosphere. It's known for being close to the city's universities while providing a vibrant social scene, making it ideal for students looking for a balanced university experience.

## Proximity to Universities

Lenton's location is one of its biggest advantages for students. It's situated just a 10-15 minute walk from The University of Nottingham's main campus, making it a popular choice for students at this university. Additionally, Nottingham Trent University is easily accessible by bus or tram, with journeys to the NTU City Campus taking around 20-25 minutes. This close proximity ensures that students can get to lectures, the library, and campus events with ease.

## Excellent Transport Links

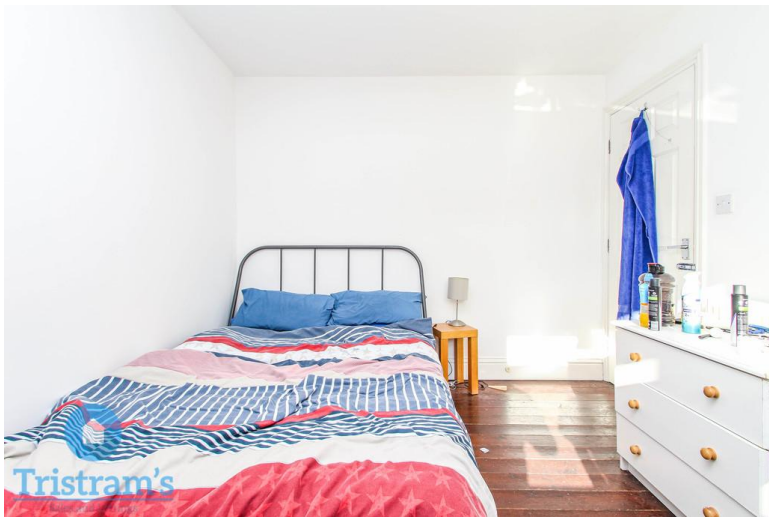
Lenton is very well-connected by public transport, making it easy to travel around Nottingham. Frequent bus services, such as the Indigo and Orange lines, run through the area and connect to both the university campuses and Nottingham city centre in under 20 minutes. For those who prefer cycling, dedicated bike lanes provide a safe and convenient way to get to class. The nearby NET tram network is also just a short journey away, offering a quick route to the city centre and beyond.

## Lively Student Atmosphere

Lenton has long been known as a student hub, with much of the housing in the area specifically geared toward student renters. This has created a strong, lively student community, where you're never far from fellow students. The area is full of pubs, cafes, and takeaway spots that cater to student budgets. Popular venues like The Johnson Arms and The Rose & Crown are student favorites for a night out or casual drinks.

## Affordable Living

Lenton is well-known for offering affordable accommodation options, particularly in comparison to city centre living. Most properties in the area are shared houses, perfect for students looking to live with friends and split costs. Rent prices in Lenton tend to be lower than in central Nottingham, making it a budget-friendly option for students while still being close to campus and city life.



### Shops and Amenities

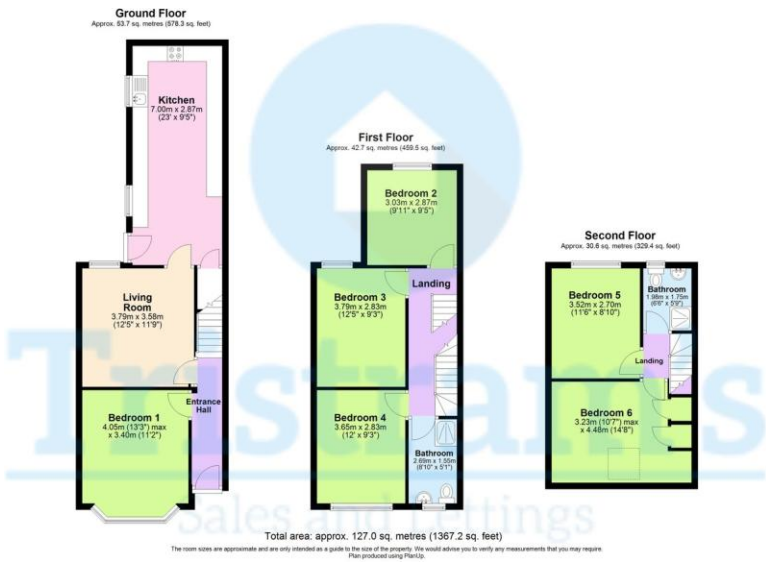
The area is well-served by local amenities. Students living in Lenton have easy access to supermarkets such as Sainsbury's Local, Co-op, and other convenience stores for everyday essentials. Castle Marina Retail Park, located just outside Lenton, offers larger supermarkets like Sainsbury's and Lidl, along with a range of shops and restaurants. There are also gyms, pharmacies, and other services nearby, ensuring everything students need is within easy reach.

### Parks and Green Spaces

For students who enjoy outdoor activities or need a break from their studies, Lenton is close to some of Nottingham's most beautiful green spaces. The Nottingham Arboretum, Wollaton Park, and Lenton Recreation Ground offer plenty of open space for sports, picnics, or relaxing with friends. Wollaton Park, famous for its deer and historic Wollaton Hall, is a favorite for students looking to escape into nature.

### Vibrant Social Life

Living in Lenton means you're never far from the action. In addition to local pubs and restaurants, the



### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		

260 -262 Derby Road  
Bramcote  
Nottingham  
NG9 3JN

[www.tristrams.uk.com](http://www.tristrams.uk.com)

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