



**Tristram's**  
Sales and Lettings

**1 Dunlop Avenue**  
, Nottingham, NG7 2BW

- Students 2022/2023
- BILLS INCLUDED.
- Fully furnished.
- Rent: £140 per person per week

EPC Rating 'TBC'





## Property Description

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

Modern throughout with an open plan living, dining and kitchen area. A outdoor rear garden which is enclosed.

Two bathrooms, which are finished to a good standard.

All six bedrooms are a double size and come furnished.

Utility bills are included, including internet.

Walking distance to Nottingham City Centre and a stones throw from local shops, bars and super markets.

### LOCAL AREA

The area of Lenton attracts students from ALL







campuses at both The University of Nottingham AND Nottingham Trent University.

Known to many as 'The Lenton Triangle', many are attracted to this area due to its great transport 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 Sainsbury's based on Derby Road which is a common pitstop for students grabbing their essentials.

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

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





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260 -262 Derby Road  
Bramcote  
Nottingham  
NG9 3JN

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements