



39 Cromer Road, Nottingham, NG3 3LF

£502

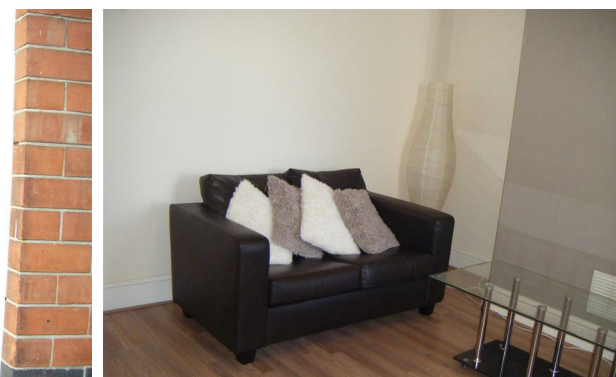


STUDENT HOUSE

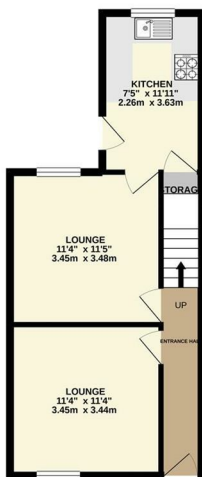
£115 pppw (inclusive of water, broadband & TV licence)

This student home has been finished to a high standard. The kitchen/diner is modern and includes fridge/freezer, washing machine and dishwasher. The separate living room is furnished with sofas and a flat screen TV. The bedrooms are good sized double rooms fully furnished with high quality furniture. The bathroom has both a bath and a separate shower.

Close to Nottingham Trent University and within walking distance to all local amenities and public transport routes. Viewing is highly recommended. Do not miss out on this property!



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the agent does not accept liability for any errors or omissions. The floorplan, contents and dimensions should be taken as a guide only and not a contract. The floorplan, contents and dimensions should be taken as a guide only and not a contract. The floorplan, contents and dimensions should be taken as a guide only and not a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.