



## 40 Belton Street, Nottingham, NG7 6FY £140 Per Week



STUDENT PROPERTY — Available 2026–2027

This well-sized three-bedroom student home offers spacious bedrooms, each fully furnished with beds, wardrobes, desks and chairs—perfect for study and comfort. The separate living room includes sofas providing a great communal space to relax. The property also benefits from a modern kitchen with appliances and a dining area.

Ideally located close to local transport links and just a few minutes' walk to the tram line—perfect for Nottingham Trent University students.

Don't miss out!



## Lounge

10'11" x 12'0" (3.33m x 3.68m)

## Kitchen/Diner

8'3" x 11'1" x 13'10" (2.54m x 3.38m x 4.24m)

## Bathroom

5'9" x 6'0" (1.77m x 1.84)

## Bedroom 1

8'11" x 11'0" (2.72m x 3.36m)

## Bedroom 2

11'10" x 11'0" (3.61m x 3.36m)

## Bedroom 3

12'0" x 10'10" (3.68m x 3.32m)



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee is given as to their quantity or efficiency can be given. Issue with Message 12/02/22

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	49	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	74
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.