

## Croft House

11-15 Alfreton Road, Nottingham, NG7 3JE

£3,345 Per Month

\*\* AVAILABLE ACADEMIC YEAR 2026/27 \*\*

£110pppw excluding bills

£135pppw including bills

6 Bedroom student property situated on the door step of Nottingham City Centre - Canning Circus.

This newly refurbished apartment consists of 2 bathrooms, with a modern kitchen, separate Utility Room, living room and a large balcony.

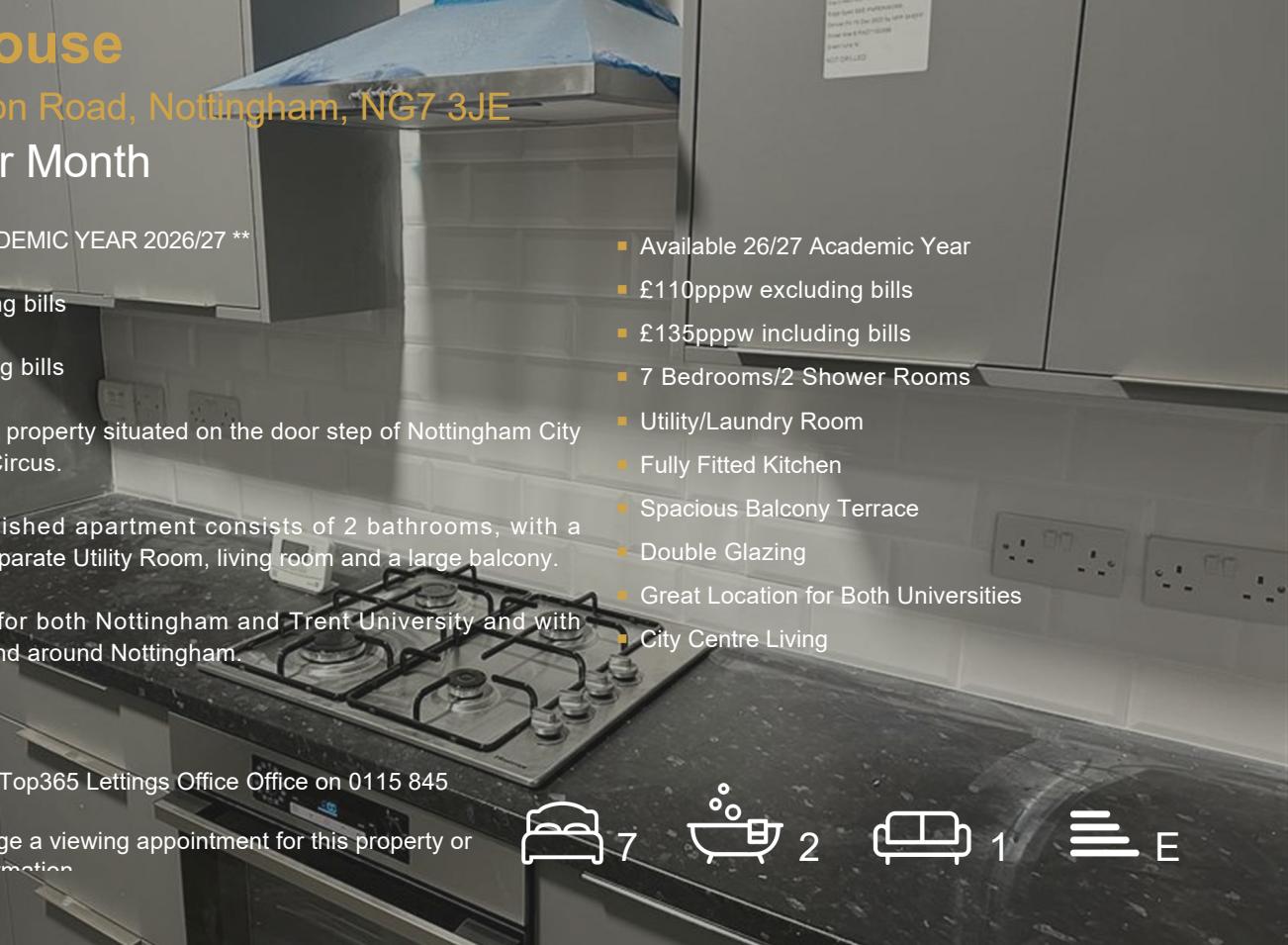
An ideal location for both Nottingham and Trent University and with transport links in and around Nottingham.

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

if you wish to arrange a viewing appointment for this property or require further information

- Available 26/27 Academic Year
- £110pppw excluding bills
- £135pppw including bills
- 7 Bedrooms/2 Shower Rooms
- Utility/Laundry Room
- Fully Fitted Kitchen
- Spacious Balcony Terrace
- Double Glazing
- Great Location for Both Universities
- City Centre Living



7



2

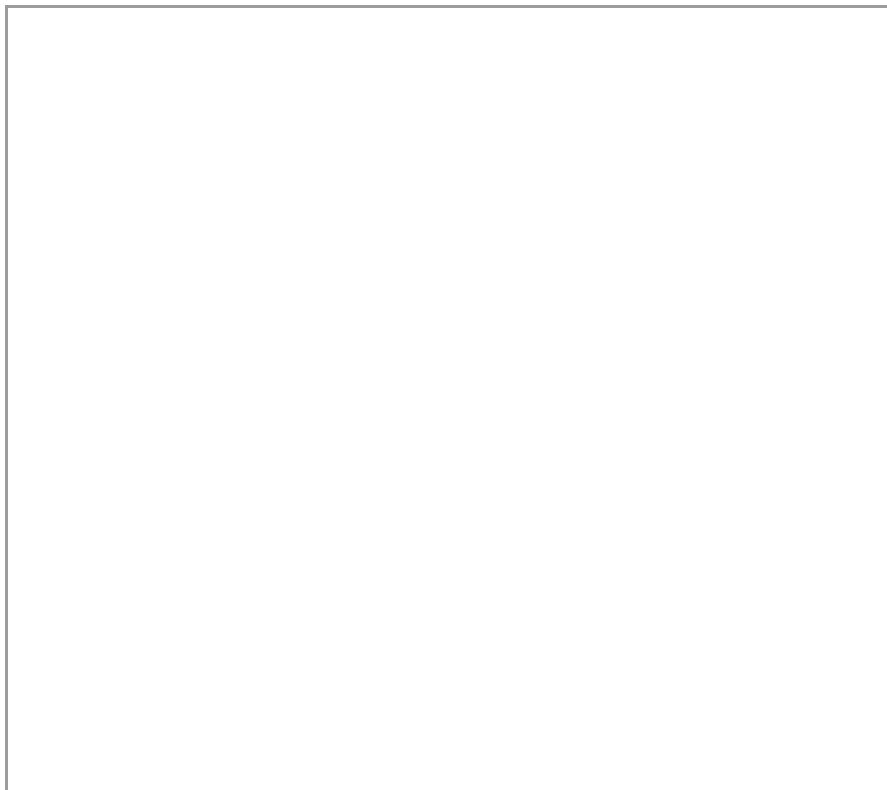


1



E

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	
England & Wales		EU Directive 2002/81/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 firms employment has the authority to make or give any representation or warranty in respect of the property.