



## Kimbolton Avenue

, NOTTINGHAM, NG7 1PT

£2,708 PCM

\*\* AVAILABLE FOR 2023-24 ACADEMIC YEAR \*\* Fantastic 5 bed property is convenient for all Nottingham University students, on one of the most popular streets in Lenton and close to all local amenities and near to the University and City Centre.

- Large Double Bedrooms
- Fully Fitted Kitchen
- Back garden
- Central Heating
- Double glazed
- Alarm

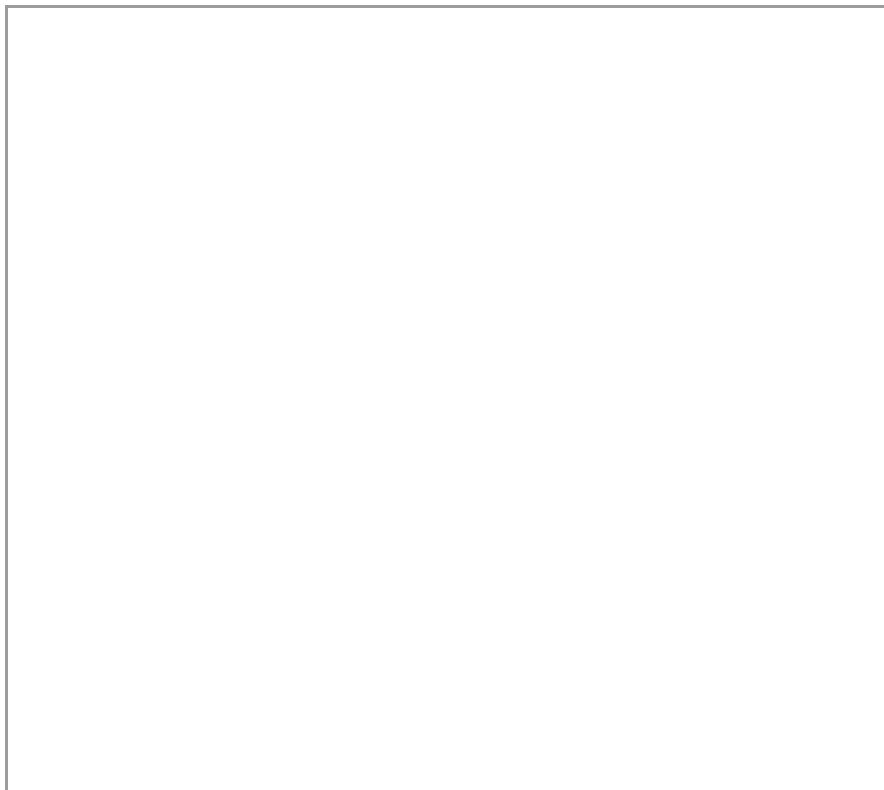
### Viewing

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



## 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	83	
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

EU Directive 2002/81/EC

England & Wales

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus)

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/81/EC

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