



Middleton Boulevard, Wollaton Park  
£600 pcm

 **Comfort**  
Estates



## Middleton Boulevard

Wollaton Park, Nottingham

Each spacious bedroom is fully furnished with a double bed, large desk, desk chair, wardrobe, and chest of drawers, providing plenty of storage space for residents.

Ideally located, the property is close to the University, Jubilee Campus, QMC, and essential transport links, making it highly desirable for students and professionals. Nottingham city centre is just a short bus ride away, with frequent services offering easy access to explore the city.

Key proximity highlights:

2-minute walk to the nearest bus stop

5-minute walk to Co-Op

10-minute walk to The Rose and Crown

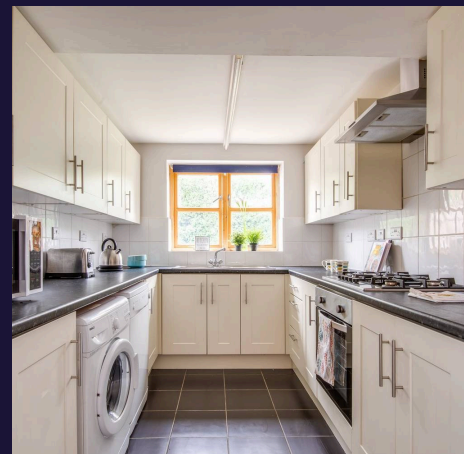
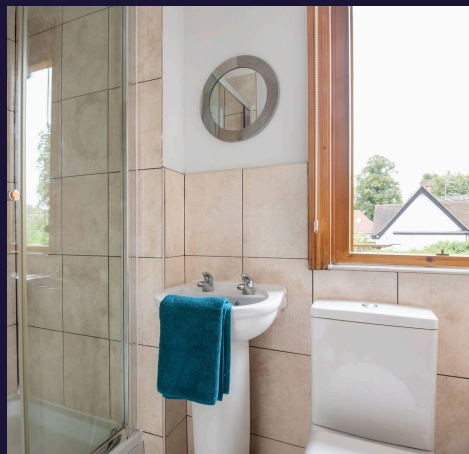
15-minute walk to QMC Main Entrance

15-minute bus journey to NTU City Campus

20-minute walk to UoN Campus (North Entrance)

20-minute bus journey to the Vic Centre

Additionally, all-inclusive bills covering gas, electricity, water, and television licence make this property an excellent investment opportunity. Don't miss out on the chance to own this prime student accommodation—schedule a viewing today!





## Middleton Boulevard

Wollaton Park, Nottingham

| Professional and Student Houseshare | Desirable Location | All Bills Included  
| 15 Minute Walk to QMC | 6 Double Bedrooms | Private Garden | Off-Road  
Parking For 3 Cars | £140 pppw |  
Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Integrated Appliances
- Double Bedroom
- Spacious Living Room
- Off-Road Parking
- Private Garden
- Bills Included



### **Shared Kitchen**

The kitchen is fitted with a gas cooker, oven and a fridge/freezer with plenty of storage available.

### **Lounge**

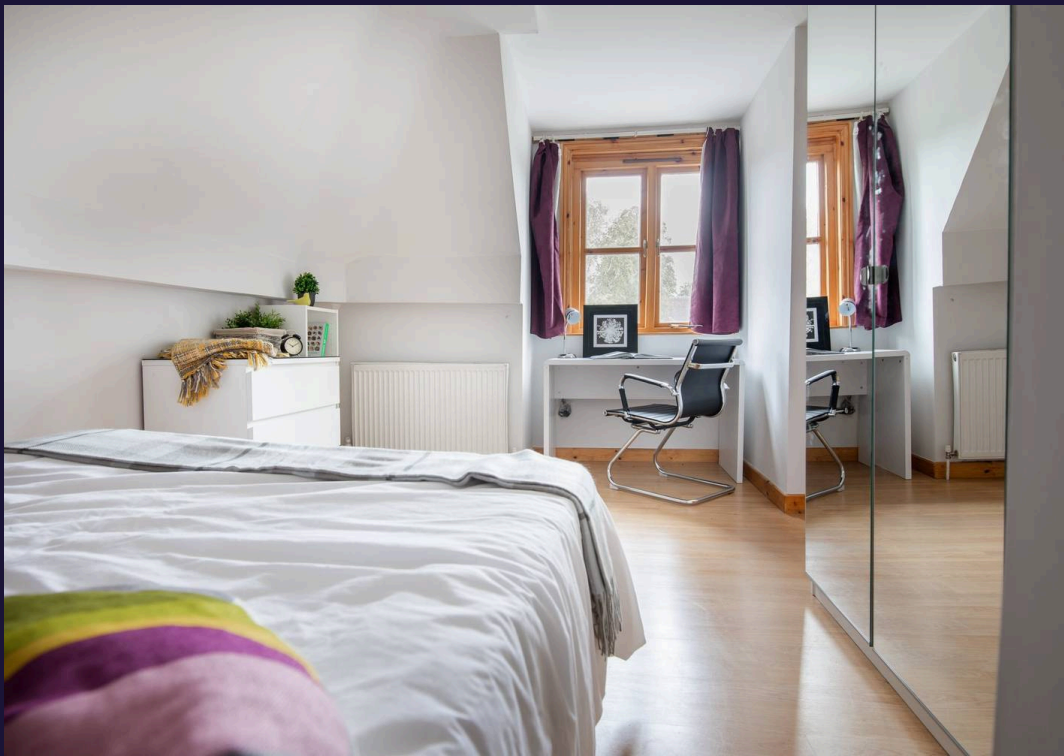
The lounge has comfortable sofas and a TV, making it the perfect space for relaxing.

### **Bedroom**

This large double bedrooms is fitted with everything you need to make the space your own. Plenty of storage including a desk, drawer and wardrobe.

### **Bathrooms**

Fitted with shower/bath combination, toilets and sinks these are the perfect addition to this already amazing property.



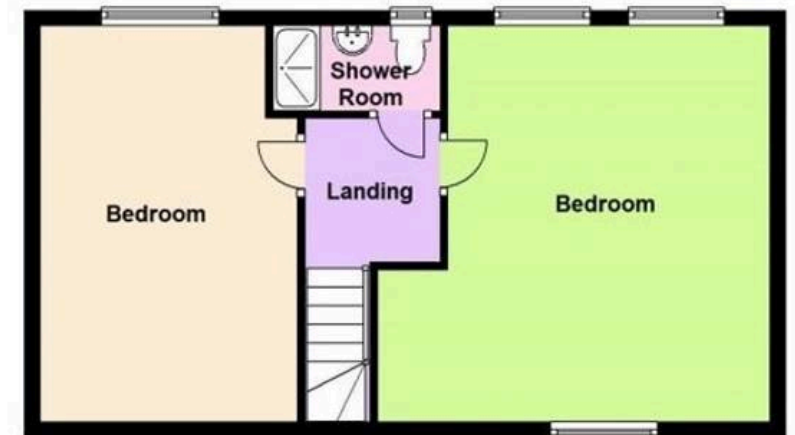
### Ground Floor

Approx. 934.7 sq. feet



### First Floor

Approx. 495.7 sq. feet





## Comfort Estates

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