

## Ropewalk Court , Derby Road, Nottingham, NG1 5AD



2 bedroom Flat / Apartment

£1,075 pcm

Available from 01 July 2024

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

0115 9338997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

Head to [www.comfortlettings.co.uk](http://www.comfortlettings.co.uk) for more information about this property



## FACILITIES

1. Furnished
2. City Centre Apartment
3. Lift Access
4. Fully Furnished
5. Two Double Bedrooms
6. Secure Gated Parking Option Available
7. Excellent Transport Links

## DESCRIPTION

A spacious two-bedroom, 1st-floor apartment situated in a great location on Derby Road. You will enjoy a thriving City Centre on your doorstep, with plenty of shops, bars, restaurants, and theatres just a stone's throw away. This includes some of Comfort Estates' favourite independent retailers located just off Canning Circus on Derby Road. There are plenty of transport links close by including Nottingham train station and the bus and tram network.

In brief, the property comprises of; a spacious entrance hall with storage cupboard, lounge/diner, kitchen with integrated fridge/freezer, washing machine, dishwasher, and electric hob/oven/extractor fan, two double bedrooms, and bathroom with shower over bath.

A secure allocated parking space is available for an extra £80.00 per month, please ask agent for more details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	86	86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The security deposit required for this property will be £1240.00.

The holding deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is 12 Months.