

Derby Road , City Centre, Nottingham, NG1 5BB



2 bedroom Flat / Apartment

£1,275 pcm

Available from Now

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

0115 9338997 | info@comfortlettings.co.uk

Head to www.comfortlettings.co.uk for more information about this property



FACILITIES

1. Furnished
2. Duplex Apartment
3. Modern Fitted Kitchen
4. Gas Central Heating
5. Appliances Included
6. Council Tax A
7. Original Features
8. City Centre Location

DESCRIPTION

Comfort Estates is thrilled to present this impeccably finished, two-bedroom duplex apartment, now available for rent. Combining stylish, contemporary design with the charming traditional features of its 1850s heritage, this apartment is situated in the heart of Nottingham City Centre. Enjoy immediate access to a vibrant array of shops, bars, restaurants and theatres, all just steps away. Excellent transport links ensure seamless connectivity.

The property briefly comprises; A beautifully furnished lounge/diner with dual secondary glazed windows offering attractive views of Nottingham. Fully equipped kitchen, with appliances, cooking equipment/utensils and dining sets. Two double bedrooms, bathroom, and WC.

Bills (Gas, Electric and Water) can be included for an additional £185.00 pcm on top of the monthly rent - Please enquire

This property is undoubtedly one of the finest city centre opportunities on the market today - call Comfort Estates now to book your viewing appointment.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A)	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

The security deposit required for this property will be £1528.00.

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 6 Months.