

**St. James's Street , City Centre, Nottingham,  
NG1 6FD**



**1 bedroom Studio**

**£995 pcm**

**Available from Now**

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 Location
3. Modern Finish
4. Appliances Included
5. Furnished
6. Available Now

## DESCRIPTION

This studio offers spacious accommodation. Located in central Nottingham, you'll enjoy everything this thriving city has to offer right on your door step, including fantastic bars, restaurants and shops. The apartments are well connected and served by the bus, tram and train network which are all within easy walking distance. Inside the studios, tenants will enjoy ample living space. Every studio comes fully equipped with double beds, wardrobes, drawers, dining table and chairs, kitchens and beautiful fully tiled shower rooms which are fully fitted with 3-piece suites.

Your water bill and internet is included, so you only need to manage your small amount of electric use in your studio.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(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 £1148.00.

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.