

## Castle Exchange , Broad Street, Nottingham, NG1 3AP



2 bedroom Flat / Apartment

£1,050 pcm

Available from 07 October 2024

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

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



## FACILITIES

1. Furnished
2. Great Transport Links
3. Modern Fitted Kitchen
4. Juliette Balcony
5. Integrated Appliances
6. Car Parking Space
7. En-suite Room
8. 2 Double Bedrooms

## DESCRIPTION

This stylish two-bedroom city entre flat offers contemporary urban living with exceptional views across Nottingham. The master bedroom features an en-suite bathroom, while the second bedroom can enjoy the second bathroom. The bright open-plan living area includes a modern kitchen equipped with built-in appliances, seamlessly flowing into a comfortable, furnished lounge. Large windows and a Juliette balcony provide stunning panoramic views of the city skyline. Additional perks include secure underground parking. This flat is ideal for anyone seeking convenience and luxury in the heart of Nottingham.

Call today to avoid disappointment!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	83	84
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-)	74	75
A		
(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		
EU Directive 2002/91/EC		
England & Wales		

The security deposit required for this property will be £1210.00.

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.