

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



2 bedroom Flat / Apartment

£1,080 pcm

Available from Now

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. Two Bedrooms
3. City Centre Location
4. Close to QMC and Both Universities
5. Close to University
6. Great Transport Links
7. Fully Furnished

## DESCRIPTION

IN THE HEART OF THE CITY, we are delighted to present this contemporary apartment which offers open-plan living space on the doorstep to a wealth of amenities, including, shops, restaurants, cafes, cultural venues, and entertainment options, all within walking distance. Situated on Derby Road you are close to excellent public transport and road links, with several major roads a short drive away, these include the M1, A46 and A52. East Midlands Airport is also approx 15 miles from your front door.

The property briefly consists of; Lift access, an Entrance hallway with a storage cupboard, two double bedrooms, a bathroom, a spacious and open-plan living space and a kitchen with integrated appliances.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	87
(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		
(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 £1245.00.

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.