

**St Mary's Gate , City Centre , Nottingham, , NG1 1PF**



**2 Bedroom Flat / Apartment**

**£1,400 pcm**

**Available from 01 August 2025**

**Comfort Estates, 47 Derby Road, Nottingham, NG1 5AW**

**0115 933 8997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)**

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



## FACILITIES

Furnished

Furnished

Furnished

Modern Finish

Furnished

Academic Year 2025/26

City Centre Location

Furnished

City Centre Location

Modern Finish

## DESCRIPTION

A stunning 2 double bedroom, 2 bathroom fully furnished apartment situated in heart of the LACE MARKET, refurbished throughout to a high standard. Equipped with a fully fitted kitchen, open-plan kitchen/living/diner, 2 double bedrooms, one en-suite, and an additional main bathroom. Benefiting from a wealth of local amenities including nearby restaurants and bars, and a 10-minute walk to the train station, making this one of Nottingham's top rental hotspots! Amazingly quiet and peaceful given the central location. The property also benefits from a concierge service.

There is 1 Parking Space available on request for £80 per month.

Call today to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Security Deposit required for this property will be **£1000.00**.

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**.