



Bridlesmith Gate

, City Centre, Nottingham, NG1 2GN

Rental £125 Weekly

Room in 1 bedroom Flat Share available 02 July 2025

60 Derby Road, Nottingham, , NG1 5FD
nottingham@loc8me.co.uk

0115 6713 808

Opening Times

Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun Closed

* Furnished

Situation

Property Reference ID - 4645
Discover the epitome of comfortable city living in this spacious double bedroom within a 7-bedroom shared house. With its modern and bright finish, this room offers a welcoming retreat. You'll appreciate the convenience of your allocated bathroom, ensuring privacy and comfort. This second-floor flat features a shared kitchen/lounge area where you can connect with housemates and prepare meals effortlessly, thanks to the comprehensive furnishings. For your entertainment, a TV is thoughtfully included. Situated in the heart of the city center, you'll have easy access to shops, restaurants, and all the urban amenities you need. Tram stops are within arm's reach, simplifying your daily commute to both universities. Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini>
Energy Performance Rating - D

Accommodation

All measurements are approximate.

Further Information

The deposit required is £150

The landlord has requested to include Gas, water, electric, internet and tv license are included in the rent and capped at £20 per person per week., Rent to include water, wifi, gas, electric and tv license. Bills capped at £30 per week. Council tax included in rent for an additional £50 per month.

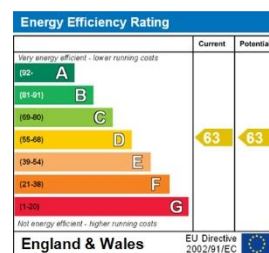
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

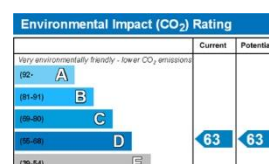
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Property Ref: inst-18666

Creation Date: 14/05/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787