

## Claude Street

, Dunkirk, Nottingham, NG7 2LG

# Rental £210 Weekly

2 bedroom Flat / Apartment available 02 July 2024

60 Derby Road, Nottingham, , NG1 5FD  
[nottingham@loc8me.co.uk](mailto: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

\*\*\*STUDENT ACCOMMODATION\*\*\*  
\*\*\*ONE MONTH RENT FREE - save almost £1000 per person, average saving of almost £20 per person per week\*\*\* \*\*FREE NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY!\*\*  
Property Reference - 4039 \*Price is £210 person per week - INCLUSIVE of bills!\* Dive into sophisticated student living in Dunkirk with this two-bedroom apartment, tailored meticulously for the modern student. Revel in the apartment's contemporary aesthetics, freshly updated to reflect the highest standards. Both bedrooms boast plush double beds, ensuring restful nights. The kitchen, with its modern and gleaming finish, promises not only functionality but also a space where meals become memories. Elevating the overall experience, every room is fitted with a TV, perfect for both academic catch-ups and leisurely breaks. Its prime location, a stone's throw from the University of Nottingham, makes daily commutes effortless. Immerse yourself in a blend of comfort, luxury, and convenience, and make this your next student home! Secure your spot now. Energy Performance Rating - D

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £40 per person per week.

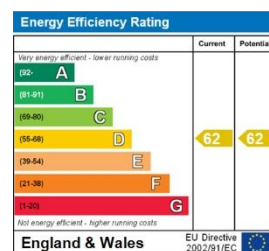
The bills included in the rent are Electricity and Water

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

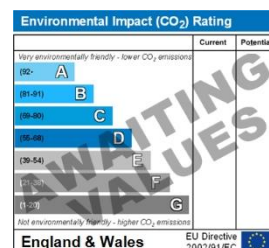
The landlord is willing to rent the property for a minimum of 12 Weeks and a maximum of 12 Weeks

### 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 (CO<sub>2</sub>) 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-17763

The environmental impact rating is a  
Creation Date: 17/05/2024

#### 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, 2024. Orange Living Limited Registered in England No. 06537787