

## Hounds Gate

, City Centre, Nottingham, NG1 7DA

# Rental £155 Weekly

Room in 1 bedroom Flat Share available 02 July 2025

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

Welcome to a shared living experience like no other in this exceptional 6-bedroom flat. Each double bedroom is designed to provide maximum comfort and privacy, boasting a modern and inviting finish. A standout feature is the two fully-equipped kitchens, complete with two ovens and two fridge/freezers, ensuring meal preparation is a breeze. Entertainment is a priority with TVs thoughtfully included in every room. For those seeking relaxation and socialization, a communal lounge is at your disposal, creating a perfect space to unwind or connect with flatmates. Each room is an en-suite, offering convenience and comfort. Additional amenities like an intercom system ensure security and ease of access. Situated in the heart of Nottingham City Centre, you'll enjoy easy access to shops, dining, and public transportation, with tram stops nearby. Best of all, all bills are included, making budgeting simple and stress-free. Don't miss this opportunity for a vibrant and comfortable living experience in the heart of the city! 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/capgemin>  
 Property Reference - 4621 Energy Efficiency Rating - C Council Tax Band- TBC

### Accommodation

Property Ref: inst-20648

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £20 cap per tenant, 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £25 per person per week. Council tax is payable on top of this rental schedule and subject to change dependent on council tax billing.

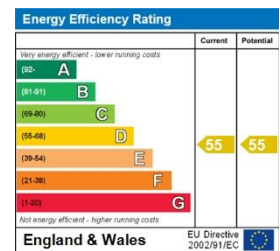
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed

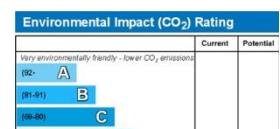
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 13 Months

### 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 (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.



Creation Date: 05/01/2025

### 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