



Hounds Gate

, City Centre, Nottingham, NG1 7DA

Rental £230 Weekly

1 bedroom Studio available 02 September 2024

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 - 4626 **FREE NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY!**
 Dual occupancy available on the property for an additional £10 weekly
 Welcome to the heart of Nottingham City Centre, where our studio flats offer the essence of urban living. These studios feature a modern and vibrant finish, ensuring a comfortable and contemporary atmosphere. Each studio is equipped with a TV, providing a perfect escape for relaxation after a bustling day exploring the city. With two generously sized windows, these spaces are flooded with natural light, enhancing the overall sense of openness and comfort. For added convenience and security, an intercom system is at your service. Located in the lively Nottingham City Centre, you'll enjoy easy access to shopping, dining, and public transportation, with tram stops just a stone's throw away. Best of all, your rent includes all bills, simplifying your life and allowing you to fully embrace city living without the worry of multiple payments. Don't miss this opportunity to make one of these studios your urban retreat. Act swiftly to secure your place in this prime location! Energy Efficiency Rating - C

Accommodation

All measurements are approximate.

Further Information

The deposit required is £150

The landlord has requested to include The rent includes Gas, Electricity, Water, Internet and TV License capped at £30 per week (including the £10 extra dual occupancy charge)., The rent is to include water, electricity and internet capped at £20 per tenant per week., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £60 per week. Council tax is payable on top of this rental schedule and subject to change dependent on council tax billing. The rent schedule reflects the offer of 2 months free rent applied.

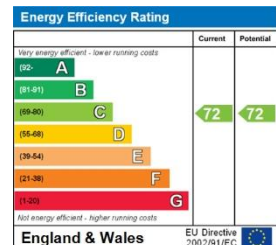
The bills included in the rent are Electricity and Water

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 Creation Date: 31/08/2024

Property Ref: inst-16499

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