



## Bridlesmith Gate

, City Centre, Nottingham, NG1 2GR

# Rental £235 Weekly

1 bedroom Studio available Now

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

Property Ref- 6293 \*\*\*\*\*New property for 1st October 24/25 academic year\*\*\*\*\* \*\*\*The photos and virtual tour are not of the exact property but are an example of a property completed last year to the same specification\*\*\*\* \*Dual occupancy available on the property for an additional £10 weekly\* Step into the pinnacle of urban living with this delightful studio flat. Crafted with your comfort and convenience in mind, this space boasts a snug double bed and a vibrant, modern aesthetic that sets an inviting tone, conveniently located on the first floor. Experience seamless living with a fully equipped kitchen and a private en suite bathroom at your disposal. Entertainment is assured with an inclusive TV, ensuring a relaxing retreat after a day of city exploration. Nestled in the heart of the city center, you'll relish easy access to shops, restaurants, and all the urban amenities you require. Tram stops are conveniently nearby, making it an ideal choice for students attending both universities. The cherry on top? The price covers all bills, streamlining your life and budget. Don't let this opportunity slip away to transform this studio flat into your ideal urban haven. Take action now and embrace city living with unparalleled convenience. EPC-TBC

All measurements are approximate.

## Further Information

The deposit required is £150

The bills included in the rent are Council Tax / Rates, Electricity, Gas 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

## Accommodation

Property Ref: inst-18551

Creation Date: 07/10/2024

### 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