



Lister Gate

, City Centre, Nottingham, NG1 7DD

Rental £225 Weekly

1 bedroom Studio available Now

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

Dual occupancy available on the property for an additional £10 weekly Discover the perfect urban retreat in this charming one-bedroom studio nestled in the heart of the vibrant city center. Enjoy the ultimate convenience with shops and restaurants at your doorstep, creating a dynamic lifestyle that combines the best of city living with comfort. Recently refurbished, this studio offers a bright and modern finish, exuding a sense of freshness and contemporary appeal. The open-plan design maximises space and functionality, creating a versatile living environment. You'll find essential appliances, including a fridge/freezer and a 2-ring hob, along with a cooker, ensuring you can whip up your favorite meals with ease. Entertainment is covered with a TV included, and a dedicated desk and chair provide an ideal workspace. Rest well in the comfortable 3/4 bed. Don't miss out on this fantastic opportunity – make it yours today! Rent advertised includes bills. ?Enjoy hassle-free living with loc8me's all-inclusive package! ?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> Property Reference- 4515 Energy performance rating - B Council Tax Band- A

Accommodation

Property Ref: inst-18046

All measurements are approximate.

Further Information

The deposit required is £150

The landlord has requested to include Rent includes gas, water, electric, internet & tv licesne capped at £20 per person per week.

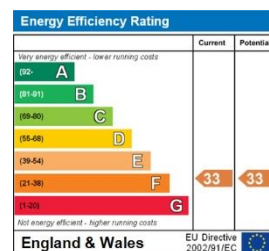
The bills included in the rent are Electricity and Water

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

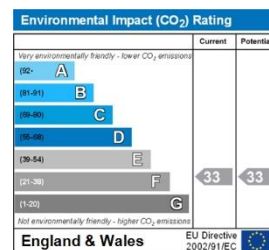
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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.



The environmental impact rating is a measure of a home's impact on the environment. The lower the rating the less impact on the environment and the lower the carbon bills will be.

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