



## Bridlesmith Gate

, City Centre, Nottingham, NG1 2GN

# Rental £155 Weekly

1 bedroom Flat Share 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 Reference ID - 4643  
Discover the epitome of comfortable city living in this spacious double bedroom with en-suite within a 7-bedroom shared house. With its modern and bright finish, this room offers a welcoming retreat. You'll appreciate the convenience of your allocated bathroom, ensuring privacy and comfort. This second-floor flat features a shared kitchen/lounge area where you can connect with housemates and prepare meals effortlessly, thanks to the comprehensive furnishings. For your entertainment, a TV is thoughtfully included. Situated in the heart of the city center, you'll have easy access to shops, restaurants, and all the urban amenities you need. Tram stops are within arm's reach, simplifying your daily commute to both universities. What's more, the rent includes all bills, taking the hassle out of budgeting. Don't miss the chance to secure this ideal city-living experience. Act now and make this shared house your comfortable, convenient, and budget-friendly home. Energy Performance Rating - D

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include Rent to include gas, water, electricity, tv license and wifi capped at £20 per person per week., £100 per month for council tax., The rent is to include gas, water, electricity, tv license and wifi capped at £30 per person per week.

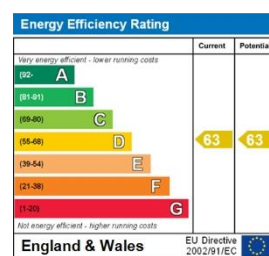
The bills included in the rent are Electricity and Water

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

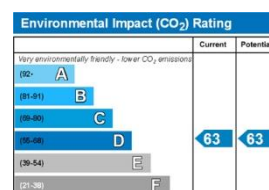
The landlord is willing to rent the property for a minimum of 11 Months and a maximum of 12 Months

### 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 (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-18053

Creation Date: 21/07/2024

#### 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