



Lister Gate

, City Centre, Nottingham, NG1 7DD

Rental £175 Weekly
1 bedroom Studio available 02 August 2025

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 Welcome to your stylish urban sanctuary! This one-bedroom studio apartment is perfectly situated in the heart of the vibrant city center, offering you the ultimate in convenience and modern living. This studio boasts an open-plan design, giving you a spacious and flexible living area. The interior features a contemporary and bright finish, creating an inviting atmosphere. The addition of a window by the desk area not only floods the space with natural light but also provides a pleasant workspace. You'll find all the essentials for comfortable living, including a fridge/freezer, 2-ring hob, cooker, and a TV, ensuring you have everything you need at your fingertips. A cozy 3/4 bed, desk, and chair complete the setup, offering a comfortable and functional living environment. Whether you're a student or a professional, this studio is the perfect urban retreat for you. Embrace city living at its finest! The price includes bills, simplifying your budget and making this studio the complete package for a hassle-free lifestyle! 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- 4516 Energy performance rating - B Council Tax Band- A

Accommodation

Property Ref: inst-20629

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 £25 per person per week., Rent to be paid up front, The rent is to include gas, water, electricity, tv license and wifi capped at £30 per person per week., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £60 per person, per week. Council tax is payable on top of this rental schedule and subject to change dependent on council tax billing.

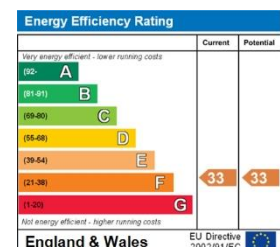
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, 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.
 Creation Date: 12/12/2024

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