



## 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](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

\*Dual occupancy available on the property for an additional £10 weekly\* Introducing a vibrant and convenient one-bedroom studio in the heart of the city centre, perfect for students seeking comfortable and contemporary living. This recently refurbished studio offers an open-plan layout that maximises space and light, creating a bright and modern living environment. The kitchenette is equipped with essential appliances, including a fridge/freezer, a 2-ring hob, and a cooker for all your culinary needs. For those looking to unwind after a long day of studying, a TV is included for your entertainment. The studio also comes furnished with a desk and chair, ideal for focused study sessions. The highlight of this accommodation is the comfortable 3/4 bed, ensuring a restful night's sleep. With its prime location near shops and restaurants, this studio is the perfect choice for students looking for a convenient and stylish living space in the heart of the city. 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 ID - 4517 Energy performance rating - B Council Tax Band- A

### Accommodation

Property Ref: inst-17947

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 £30 per week including £10 dual occupancy fee., The rent is to include gas, water, electric, 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 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.

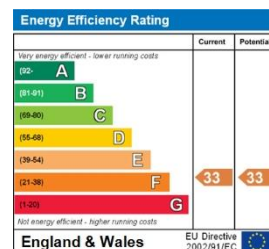
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed

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: 08/07/2025

#### 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