



## Claude Street

, Dunkirk, Nottingham, NG7 2LG

# Rental £170 Weekly

2 bedroom Flat / Apartment available 02 August 2024

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 - 4038  
\*\*FREE NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY!\*\* \*Price is £220 person per week - INCLUSIVE of bills!\* Welcome to this exquisite two-bedroom student apartment, boasting a modern high-spec finish that sets the stage for a comfortable and stylish living experience. Both bedrooms feature double beds and include TVs, providing a cozy and convenient space to unwind after a day of studies. The living and dining area is bright and inviting, offering an ideal setting for relaxation and socializing with fellow students. Plus, the apartment's location couldn't be more perfect for those attending the University of Nottingham, ensuring a hassle-free daily commute. Don't miss the chance to call this exceptional two-bedroom student apartment your home during your university journey, where modern amenities and a prime location come together to create the ideal student living experience. Energy Performance Rating - D

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include 2.1 The rent is to include Broadband, TV License, Gas, Electricity, Water, which is capped at £20 cap per tenant., Hans will be paying in 2 instalments. The first being on the 8th of September 2022 in the amount of £5564.29. The second is on the 1st of April 2023 in the amount of £4940., Bills capped at £30 per person per week Rent to include water, wifi, gas, electric and tv license

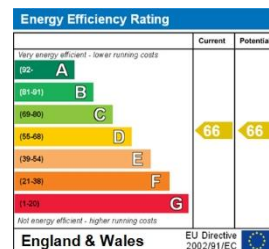
The bills included in the rent are Electricity

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 (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-17968

Creation Date: 18/05/2024

#### 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