

## Claude Street

, Dunkirk, Nottingham, NG7 2LG

**Rental £170 Weekly**  
2 bedroom Flat / Apartment available 02 July 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 - 4036 \*Price is £210 person per week - INCLUSIVE of bills! \* \*\*\*ONE MONTH RENT FREE - save almost £1000 per person, average saving of almost £20 per person per week\*\*\* \*\*FREE NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY!\*\* Welcome to this exceptional two-bedroom student apartment, where modern comfort meets high-quality finishes to create an ideal living space. The apartment is furnished with modern furniture throughout, elevating your living experience. Both bedrooms feature double beds for your comfort, and TVs are included for your entertainment needs. With the added convenience of a downstairs WC, this apartment is designed for practicality. Its prime location makes it the perfect choice for students attending the University of Nottingham, ensuring a seamless and convenient daily routine. Don't miss out on the opportunity to make this stylish and well-appointed two-bedroom student apartment your home during your university years, where modern amenities and a central location come together to offer a superb living experience. Rent includes all bills! 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 Licence, Gas, Electricity, Water, which is capped at £35 per person per week.

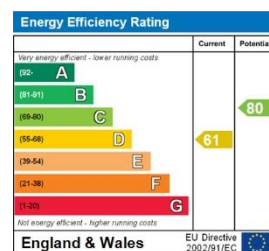
The bills included in the rent are Electricity and Water

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

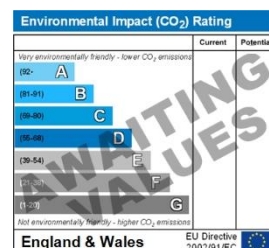
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (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-17969

The environmental impact rating is a  
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