



Claude Street

, Dunkirk, Nottingham, NG7 2LG

Rental £187Weekly

2 bedroom Flat / Apartment 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

Price is £195 per 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. 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 - 4038 Energy Performance Rating - D Council Tax Band- A

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 £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 licence, 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £45 per person per week.

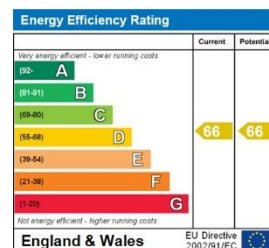
The bills included in the rent are Electricity and Water

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 (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 Creation Date: 05/05/2025

Property Ref: inst-20665

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