



## Lister Gate

, City Centre, Nottingham, NG1 7DD

**Rental £185 Weekly**  
1 bedroom Studio available 02 August 2025

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\* Discover the ideal one-bedroom studio designed with students in mind. Situated in the bustling city center, this accommodation offers unrivaled access to shops and restaurants, ensuring convenience and excitement right at your doorstep. Recently renovated to perfection, this studio boasts an open-plan layout that enhances both space and natural light, resulting in a contemporary and inviting atmosphere. The kitchenette comes fully equipped with essential appliances, including a fridge/freezer, a 2-ring hob, and a cooker, facilitating effortless meal preparation. Entertainment is covered with a provided TV, while a desk and chair set the stage for productive study sessions. When it's time to unwind, a cozy 3/4 bed promises restful nights. Whether you're a student or simply seeking a stylish city pad, this studio offers the perfect blend of modern living and unbeatable urban convenience. The price includes bills, simplifying your budget and making this studio the complete package for a hassle-free lifestyle! Rent advertised includes bills. ? Enjoy hassle-free living with loc8me's all-inclusive package! ?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 Ref: inst-21335

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to include Rent includes water gas electric internet and tv license capped at £20 per tenant per week., Rent to include gas, water, electricity, tv license and wifi capped at £30 per tenant per week. Tenant to pay in 2x 6monthly instalments.

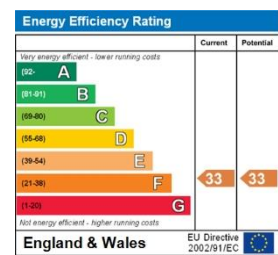
The bills included in the rent are Electricity and Water

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

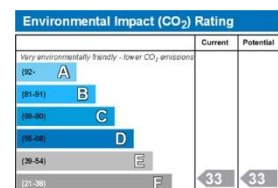
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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.



Creation Date: 13/12/2024

## 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