



## Hounds Gate

, City Centre, Nottingham, NG1 7DA

**Rental £200 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\* Welcome to the heart of Nottingham City Centre, where our studio flats offer the essence of urban living. These studios feature a modern and vibrant finish, ensuring a comfortable and contemporary atmosphere. Each studio is equipped with a TV, providing a perfect escape for relaxation after a bustling day exploring the city. With two generously sized windows, these spaces are flooded with natural light, enhancing the overall sense of openness and comfort. For added convenience and security, an intercom system is at your service. Located in the lively Nottingham City Centre, you'll enjoy easy access to shopping, dining, and public transportation, with tram stops just a stone's throw away. Best of all, your rent includes all bills, simplifying your life and allowing you to fully embrace city living without the worry of multiple payments. Don't miss this opportunity to make one of these studios your urban retreat. Act swiftly to secure your place in this prime location! 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 - 4628 Energy Efficiency Rating - C Council Tax Band- TBC

## Accommodation

Property Ref: inst-20655

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to include The rent is to include Broadband, TV License, Gas, Electricity, Water, which is capped at £20 cap per tenant per week, The rent is to include gas water electricity tv license and wifi capped at £30 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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