



## Lister Gate

, City Centre, Nottingham, NG1 7DD

# Rental £235 Weekly

1 bedroom Studio available Now

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 Ref- 6313 \*\*\*\*\*New property for 1st October 24/25 academic year\*\*\*\*\* \*\*\*The photos and virtual tour are not of the exact property but are an example of a property completed last year to the same specification\*\*\*\* \*Dual occupancy available on the property for an additional £10 weekly\* Join us on an exhilarating student living adventure with our centrally located one-bedroom studio apartment, strategically positioned on the first floor in the dynamic heart of the city. This brilliantly lit and spacious studio is meticulously designed to amplify both roominess and comfort, showcasing contemporary amenities like a fully-equipped kitchen, high-speed internet, and efficient heating. The versatile living area seamlessly merges a study space with a cozy living zone, complemented by a modern and stylish bathroom. Just a short stroll from universities, libraries, cafes, and entertainment hubs, this apartment offers an ideal fusion of city living and academic convenience. Tailored expressly for the enthusiastic student seeking a vibrant lifestyle, utilities are included. Feel the excitement and reach out to us to schedule a viewing. Immerse yourself in the opportunity to reside, study, and connect with like-minded individuals in the heart of the city! EPC- TBC

All measurements are approximate.

## Further Information

The deposit required is £150

The bills included in the rent are Council Tax / Rates, Electricity, Gas 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

## Accommodation

Property Ref: inst-18548

Creation Date: 05/01/2025

### 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