



## Bridlesmith Gate

, City Centre, Nottingham, NG1 2GN

# Rental £152 Weekly

Room in 1 bedroom Flat Share available 02 July 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

Welcome to your spacious double bedroom in this fantastic 6-bedroom shared flat. With a bright and modern finish, you'll feel right at home in this welcoming space. Each resident enjoys the luxury of their allocated bathroom for added convenience and privacy. This first-floor flat offers a shared kitchen/lounge area where you can socialize with your flatmates and prepare meals with ease, as it comes fully furnished. Nestled in the city center, this prime location ensures you have easy access to all the amenities, shops, and restaurants. Tram stops are conveniently close by, simplifying your daily commute, and making it the perfect choice for students from both universities. What's more, the price includes all bills, making budgeting a breeze. Don't miss the chance to secure this ideal student living arrangement in the heart of the city. Act now and experience city life with ultimate convenience. 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- 4638 Energy Performance Rating - D Council Tax Band- TBC

### Accommodation

Property Ref: inst-20635

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include Gas, water, electric, internet and tv license are included in the rent and capped at £20 per person per week. An additional £100 has been included in the rent per month to cover council tax., The rent is to include gas, water, electricity, tv license and wifi capped at £30 per person per week., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £25 per person, per week.

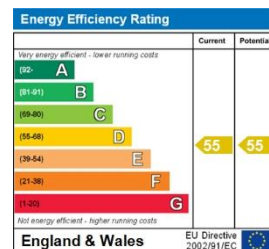
The bills included in the rent are Electricity and Water

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 13 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: 03/05/2025

#### 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