



## Lister Gate

, City Centre, Nottingham, NG1 7DD

# Rental £225 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 reference ID - 4519 \*Dual occupancy available on the property for an additional £10 weekly\* The price includes bills, simplifying your budget and making this studio the complete package for a hassle-free lifestyle! Welcome to this charming one-bedroom studio, purpose-built with students in mind. Nestled in the bustling city center, this accommodation offers a prime location within easy reach of shops and restaurants, ensuring that convenience is always at your doorstep. Recently given a thoughtful makeover, this studio boasts an open-plan design that maximizes both space and natural light, creating a fresh and modern ambiance. The kitchenette is equipped with essential appliances, including a fridge/freezer, a 2-ring hob, and a cooker, allowing you to prepare meals with ease. Entertainment needs are met with a provided TV, while the presence of a desk and chair makes this studio conducive to productive study sessions. When it's time to recharge, a comfortable 3/4 bed awaits, promising restful nights. Whether you're a student or simply seeking a stylish and well-located city abode, this studio is the perfect match for modern urban living. Energy performance rating - B

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include Rent includes electric, water, internet and tv license capped at £30 per week. To provide scholarship information., The rent is to include gas, water, electricity, tv license and wifi capped at £30 per tenant per week.

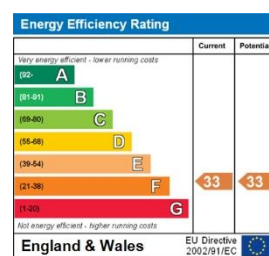
The bills included in the rent are Electricity and Water

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

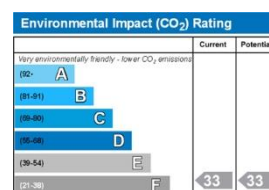
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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.



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.



Property Ref: inst-17948

Creation Date: 21/07/2024

#### 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