



## Claude Street

, Dunkirk, Nottingham, NG7 2LG

# Rental £265 Weekly

1 bedroom Flat / Apartment 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

Welcome to the ideal student living space! This one-bedroom student apartment boasts modern amenities and a prime location, making it the perfect choice for University of Nottingham students. Step into a modern and well-appointed living space that provides comfort and style. The apartment features a double bed, ensuring a good night's sleep after a day of classes or studying. But the real highlight is the location. Situated in the heart of the University of Nottingham's vicinity, this apartment offers unparalleled convenience. You'll have quick and easy access to campus facilities, lectures, and all that this prestigious university has to offer. Whether you're a focused student looking for a comfortable place to call home or someone seeking the perfect balance between study and leisure, this one-bedroom student apartment provides the ideal solution. Don't miss out on the opportunity to make this your student haven! The price is inclusive of bills, simplifying your financial planning and ensuring a stress-free stay. Please also note that the price stated is per person per room! 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- 4029 Energy Performance Rating - C Council Tax Band- A

## Accommodation

Property Ref: inst-20613

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £60 per tenant per week., The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £60 per week.

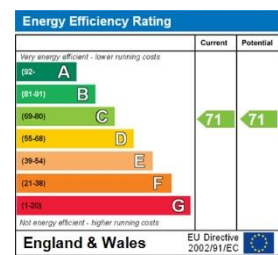
The bills included in the rent are Electricity and Water

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

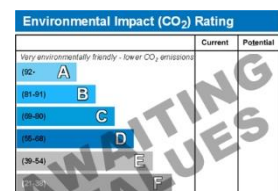
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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.



Creation Date: 15/12/2024

## 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