

## Heron Drive

, Lenton, Nottingham , NG7 2DF

# Rental £165 Weekly

5 bedroom House 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

**\*\*Brand new refurbished house!\*\***  
 Price per person, per week Welcome to this spacious 4-bedroom student property situated in Nottingham. With its generous room layout, it's an ideal choice for student living. The central location ensures convenient access to the city's amenities and universities. Make the most of your student experience in this soon to be accommodating 5-bedroom property in Nottingham. Rent advertised includes bills. Enjoy hassle-free living with loc8me's all-inclusive package! 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 - 5508 EPC - D  
 Council Tax Band- C

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to include Utility charges ARE Inclusive: The Agent or Landlord will pay the suppliers of Gas, Water, Electricity, Broadband & Purple Pass to the property and as such the Tenant Covenants not to exceed the fair usage of £140 per week. If consumption levels exceed those figures within this agreement, additional charges will apply to cover the difference., Bills capped at £30 per week per person rent to include water, wifi, gas, electric and tv license

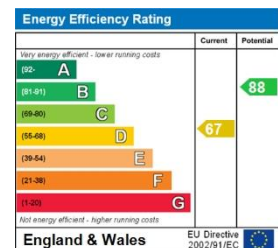
The bills included in the rent are Electricity, Gas and Water

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 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 (CO2) 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

Property Ref: inst-20678

## 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. 0653778