



## Montpelier Road

, Dunkirk, Nottingham, NG7 2JY

# Rental £210 Weekly

2 bedroom Flat / Apartment available 02 July 2024

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 - 4049  
\*\*\*ONE MONTH RENT FREE - save almost £1000 per person, average saving of almost £20 per person per week\*\*\* \*\*FREE NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY!\*\*  
\*Price is £210 per person per week - INCLUSIVE of bills!\* Welcome to this inviting two-bedroom student apartment, offering modern comforts for your academic journey. The kitchen features a modern finish, ideal for your culinary needs and social gatherings. Both double bedrooms are bright and contemporary, providing a comfortable retreat for relaxation and study. For your entertainment, TVs are thoughtfully included, ensuring you have the best downtime experience. Located in a prime spot, this apartment is perfectly situated for those attending the University of Nottingham, ensuring a convenient and stress-free commute. Don't miss out on the opportunity to make this stylish two-bedroom student apartment your home during your university years. Energy Performance Rating - D

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include £20 bills cap Rent to include wifi, gas, electricity and tv license, Bills capped at £30 per person per week Rent to include water, wifi, gas, electric and tv license.

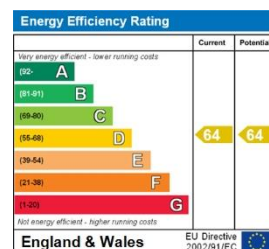
The bills included in the rent are Electricity and Water

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

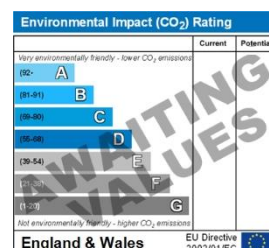
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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-17967

Creation Date: 16/05/2024

#### 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