

## Claude Street

, Dunkirk, Nottingham, NG7 2LG

**Rental £170 Weekly**  
2 bedroom Flat / Apartment 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

\*Price is £195 per person per week\*  
Welcome to this inviting two-bedroom student apartment, boasting a high modern finish that sets the stage for a comfortable and contemporary living space. Both bedrooms feature double beds and come equipped with TVs, providing a cozy and convenient atmosphere for relaxation. The convenience of a downstairs toilet enhances the practicality of this apartment. Bright windows in the rooms infuse the space with natural light, creating a welcoming ambiance. The spacious and bright modern kitchen is perfect for preparing meals and socializing. Located in a prime spot, this apartment is the ideal choice for students attending the University of Nottingham, ensuring a stress-free daily commute and a vibrant city life experience. Don't miss the chance to make this stylish two-bedroom student apartment your home during your university journey, all bills included in the rent! Price per person per week, inclusive of 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 ID - 4035 Energy Performance Rating - C Council tax band - A

### Accommodation

Property Ref: inst-17970

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include Bills capped at £60 per week, rent to include water, wifi, gas, electric and tv license., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £45 Per person per week. Council tax is payable on top of this rental schedule and subject to change dependent on council tax billing.

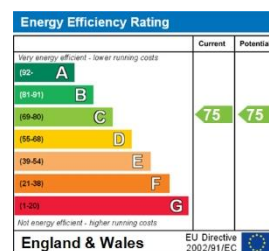
The bills included in the rent are Electricity and Water

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

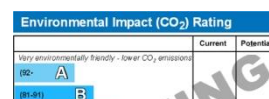
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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: 12/07/2025

#### 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