



# Graduation House

, High Road, Chilwell , Nottingham, NG9 4HL

**Rental £215Weekly**  
1 bedroom Studio 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

1 Bedroom Luxury First Floor Studio  
- Includes FREE academic tram pass for students F23 - 51 Week Tenancy  
AMAZING OPPORTUNITY TO LIVE IN THIS HIGH SPEC MODERN STUDENT BLOCK - High spec modern kitchen - TV's in communal areas - TV's included in bedrooms - Lift Access - Onsite gym included - Dedicated study areas - Social spaces to enjoy with other residents indoors & outdoors - Onsite payable laundry service available (price tbc) - Located right in front of the High Road Central College Tram Stop - 10 Minute Tram Ride to University of Nottingham - Trams run every 8 mins  
Property Reference - 5249 EPC - B

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to include Rent to include water, wifi, electric and tv license., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is uncapped.

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 51 Weeks and a maximum of 51 Weeks

## Accommodation

Property Ref: inst-21776

Creation Date: 30/04/2025

### 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