



## Bridlesmith Gate

, City Centre, Nottingham, NG1 2GN

# Rental £192 Weekly

1 bedroom Studio 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

\*Dual occupancy available on the property for an additional £15 weekly\* Welcome to the epitome of city living in this charming studio flat. Designed with your comfort and convenience in mind, this space features a cozy double bed and a bright, modern finish that creates an inviting atmosphere. You'll have all the essentials at your fingertips with a fully equipped kitchen and a convenient en suite bathroom for your exclusive use. Entertainment is covered with a TV included, ensuring you can unwind after a day of exploring the city. Nestled in the heart of the city center, you'll enjoy easy access to shops, restaurants, and all the urban conveniences you need. Tram stops are just a stone's throw away, making this an ideal choice for students attending both universities. The best part? The price includes all bills, simplifying your life and budget. Don't miss the opportunity to make this studio flat your perfect city sanctuary. Act now and embrace city living with the ultimate convenience. 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 - 4649 Energy Performance Rating - C Council Tax Band- TBC

### Accommodation

Property Ref: inst-20645

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include The rent is to include Broadband, TV License, Gas, Electricity, Water, which is capped at £20 cap per tenant per week., The rent is to include gas water electricity, tv license and wifi capped at £40 per week including £10 dual occupancy fee., Rent to include water, wifi, gas, electric and tv license. Bills to be capped at £60 per tenant per week.

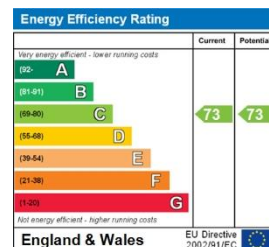
The bills included in the rent are Electricity and Water

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

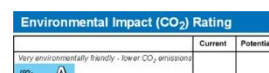
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 13 Months

### 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 (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: 03/05/2025

#### 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