

## Gregory Boulevard

, Hyson Green, Nottingham, NG7 5JA

# Rental £170 Weekly

6 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

A lavish 6-bedroom luxury student house designed to provide utmost comfort and convenience. This spacious residence boasts six double rooms, each tastefully furnished with modern amenities, and two of them even feature their own convenient kitchenettes, perfect for added privacy and convenience. The heart of this home is the open-plan living and kitchen area, featuring a high-spec kitchen that's perfect for culinary enthusiasts. Step outside, and you'll find a generously-sized garden and outdoor area, ideal for relaxation or social gatherings. With five en-suite bathrooms and an additional main bathroom, you'll never have to wait in line. Located just a 15-minute walk from Nottingham Trent University, this property offers both luxury and convenience. Plus, with two off-road parking spaces, you'll have peace of mind for your transportation needs. Don't miss the chance to experience upscale student living at its finest in this impressive home. 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 - 3675  
Energy Performance Rating - E  
Council Tax Band - C

### Accommodation

Property Ref: inst-21578

All measurements are approximate.

### Further Information

The deposit required is £900

The landlord has requested to include 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £13 per person per week., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £30 per person per week.

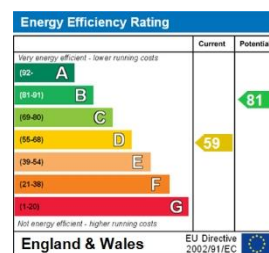
The bills included in the rent are Electricity, Gas and Water

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

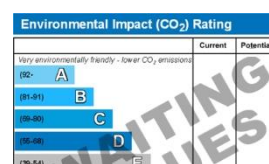
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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: 02/05/2025

#### 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