

Lister Gate

, City Centre, Nottingham, NG1 7DD

Rental £700 pcm

1 bedroom Studio available Now

60 Derby Road, Nottingham, , NG1 5FD
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 Introducing a well-appointed one-bedroom studio, tailor-made for student living. Situated in the vibrant heart of the city centre, this accommodation provides unbeatable proximity to local shops and restaurants, ensuring convenience and a lively atmosphere right at your doorstep. Recently refurbished with meticulous attention to detail, this studio showcases an open-plan layout that optimises both space and natural light, creating a contemporary and inviting atmosphere. The kitchenette is fully equipped with essential appliances, including a fridge/freezer, a 2-ring hob, and a cooker, making meal preparation a breeze. Entertainment needs are met with a provided TV, and a dedicated desk and chair set the stage for productive study sessions. When it's time to unwind, a comfortable 3/4 bed ensures restful nights. Whether you're a student or someone seeking a stylish urban living space, this studio offers the perfect fusion of modern living and unrivalled city centre convenience. The price includes bills, simplifying your budget and making this studio the complete package for a hassle-free lifestyle! 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 - 4522 Energy performance rating - B Council Tax Property Ref: inst-17951

All measurements are approximate.

Further Information

The deposit required is £150

The landlord has requested to include Rent includes gas, water, electric, Internet and TV Licence , Rent to include gas, water, electricity, tv license and wifi capped at £30 per person per week., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £60 per week.

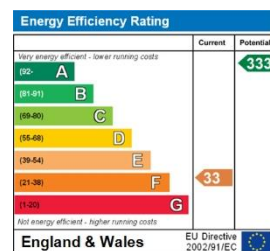
The bills included in the rent are Council Tax / Rates, Electricity and Water

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

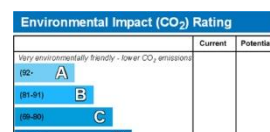
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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 (CO₂) 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