

## Lister Gate

, City Centre, Nottingham, NG1 7DD

# Rental £230 Weekly

1 bedroom Studio available 02 September 2024

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

Property reference ID - 4522 \*\*FREE NETFLIX SUBSCRIPTION AVAILABLE FOR THE TERM OF THE TENANCY!\*\*  
\*Dual occupancy available on the property for an additional £10 weekly\*  
Introducing a well-appointed one-bedroom studio, tailor-made for student living. Situated in the vibrant heart of the city center, 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 optimizes 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 unrivaled city-center convenience. The price includes bills, simplifying your budget and making this studio the complete package for a hassle-free lifestyle!

Energy performance rating - B

Accommodation

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.

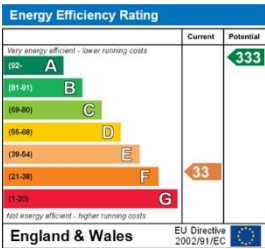
The bills included in the rent are Council Tax / Rates, Electricity and Water

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

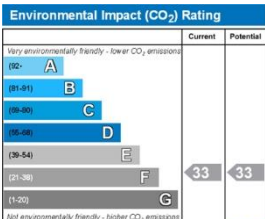
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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: 27/07/2024