



## Lister Gate

, City Centre, Nottingham, NG1 7DD

# Rental £235 Weekly

1 bedroom Studio available Now

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 Ref- 6304 \*\*\*\*\*New property for 1st October 24/25 academic year\*\*\*\*\* \*\*\*The photos and virtual tour are not of the exact property but are an example of a property completed last year to the same specification\*\*\*\* \*Dual occupancy available on the property for an additional £10 weekly\* Explore the ultimate student living experience in our centrally situated one-bedroom studio apartment, conveniently positioned on the first floor in the lively heart of the city. This well-lit and expansive studio is meticulously crafted to amplify both spaciousness and comfort, showcasing contemporary amenities such as a fully-equipped kitchen, high-speed internet, and efficient heating. The versatile living area seamlessly integrates a study space with a cozy living zone, accompanied by a modern and chic bathroom. Only a brief walk away from universities, libraries, cafes, and entertainment hubs, this apartment presents an ideal blend of city living and academic convenience. Tailored specifically for the student lifestyle, utilities are included. Feel free to reach out to us to arrange a viewing and seize the opportunity to reside, study, and relax in the heart of the city. EPC- TBC

All measurements are approximate.

## Further Information

The deposit required is £150

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

## Accommodation

Property Ref: inst-18538

Creation Date: 13/12/2024

### 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, 2024. Orange Living Limited Registered in England No. 06537787