



# Graduation House

, High Road, Beeston, Nottingham, NG9 4HL

**Rental £200 Weekly**  
1 bedroom Studio available 02 August 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

Premium Ground Floor Studio  
Includes - Free Academic Tram Pass  
for all students F7 - 51 Week  
Tenancy AMAZING OPPORTUNITY  
TO LIVE IN THIS HIGH SPEC  
MODERN STUDENT BLOCK  
\*Photos and videos are of a show flat  
in the same building - all flats  
completed to a similar specification\* -  
High spec modern kitchen - TV's in  
communal areas - TV's included in  
bedrooms - Lift Access - Onsite gym  
included - Dedicated study areas -  
Social spaces to enjoy with other  
residents indoors & outdoors - Onsite  
payable laundry service available  
(price tbc) - Located right in front of  
the High Road Central College Tram  
Stop - 10 Minute Tram Ride to  
University of Nottingham - Trams run  
every 8 mins Property Reference -  
5220

All measurements are approximate.

## Further Information

The deposit required is £150

The landlord has requested to  
include Rent includes gas, water,  
electric and tv license.

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 51 Weeks  
and a maximum of 51 Weeks

## Accommodation

Property Ref: inst-18901

Creation Date: 14/12/2024

### 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