



# Claude Street

, Dunkirk, Nottingham, NG7 2LG

## Rental £195 Weekly

2 bedroom Flat / Apartment available 02 September 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

\*\*\*STUDENT ACCOMMODATION\*\*\*  
 \*Price is £205 per person per week - INCLUSIVE of bills!\* This two-bedroom apartment is tailored to those who appreciate a blend of style and convenience. Situated in the heart of Dunkirk, the apartment showcases modern and bright furniture in every corner, from the bedrooms to the common areas. A luminous kitchen and lounge space offers a welcoming setting for meals and relaxation. For a restful sleep, each bedroom is equipped with a comfortable double bed, and for entertainment, TVs are conveniently included. The property's high-spec finish signifies its quality and attention to detail. Located ideally for University of Nottingham students, daily commutes become a breeze. Don't miss out on this blend of luxury and practicality. Secure your next academic year's accommodation today! 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/capgemin>  
 Property Reference- 4031 Energy Performance Rating - D Council Tax Band- A

## Accommodation

Property Ref: inst-20657

All measurements are approximate.

## Further Information

The deposit required is £300

The landlord has requested to include £20 Bill Cap. Paying rent upfront as do not have guarantors., The rent is 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 £45 per person, per week.

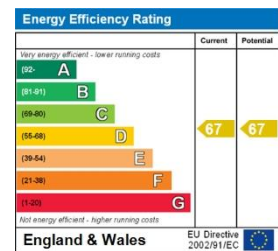
The bills included in the rent are Electricity and Water

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

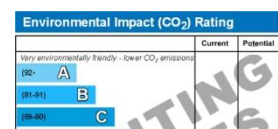
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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: 12/12/2024

## 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