



## Claude Street

, Dunkirk, Nottingham, NG7 2LG

**Rental £177Weekly**  
2 bedroom Flat / Apartment available 02 July 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

\*Price is £195 per person per week - INCLUSIVE of bills!\* Welcome to this exceptional two-bedroom student apartment, where modern comfort meets high-quality finishes to create an ideal living space. The apartment is furnished with modern furniture throughout, elevating your living experience. Both bedrooms feature double beds for your comfort, and TVs are included for your entertainment needs. With the added convenience of a downstairs WC, this apartment is designed for practicality. Its prime location makes it the perfect choice for students attending the University of Nottingham, ensuring a seamless and convenient daily routine. Don't miss out on the opportunity to make this stylish and well-appointed two-bedroom student apartment your home during your university years, where modern amenities and a central location come together to offer a superb living experience. Price per person per week, inclusive of bills Enjoy hassle-free living with loc8me's all-inclusive package! 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 - 4034 Energy Performance Rating - C Council tax band - A

### Accommodation

Property Ref: inst-20663

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include The rent is to include gas, water, electric, 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 tenants agree that keys cannot be collected until 2nd August 2024 once payment has been made as per the agreed rent schedule.

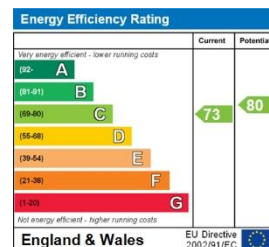
The bills included in the rent are Electricity and Water

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

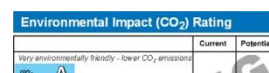
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 13 Months

### 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: 05/05/2025

#### 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