

# HoldenCopley

PREPARE TO BE MOVED

Ropewalk Court, Derby Road, Nottingham, NG1 5AD

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£1,387 PCM

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## LOCATION, LOCATION LOCATION...

This luxurious two-bedroom prestige apartment in the sought-after Ropewalk Court Complex situated in the heart of Nottingham City Centre, offers spacious and modern living with the added benefit of lift access. Beautifully presented and fully furnished, it's move-in ready, ideal for students or professionals seeking convenience and style. Situated just 0.3 miles from Nottingham Trent University and on a direct bus route to the University of Nottingham, it provides exceptional access to local amenities such as shops, and eateries. The apartment features an inviting entrance hall, a large open-plan kitchen/living area equipped with high-spec integrated and freestanding appliances and two double bedrooms, each serviced with its own sleek three-piece shower suite. Additional perks include a secure allocated parking space for one vehicle. Viewing is highly recommended to fully appreciate this outstanding property.

Available from 1st August 2025 for the 2025/2026 academic year!

Rent payable is equivalent to £160pppw







- Two Bedroom Apartment
- Modern Fitted Kitchen/Living Area
- Two Shower Rooms
- Fully-Furnished
- Secure Allocated Parking Space
- City Centre Location
- \*50 Week Lease\*
- Bills Excluded
- £160 PP/PW
- TV License Included









## ACCOMMODATION

### Entrance Hall

16'0" max x 8'1" (4.88m max x 2.47m)

The hall has wood effect flooring, recessed ceiling spotlights, in-built storage cupboard, wall mounted heater, shoe storage cupboard, wall mounted coat hooks, mirror, picture and a single door providing access into the accommodation

### Open Plan Living/Kitchen Area

9'9" x 26'4" max (2.98m x 8.04m max)

The kitchen has wood effect flooring, partially tiled walls, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, breakfast bar, stools, integrated oven with an induction hob and an over hood extractor fan, integrated fridge/freezer, stainless steel sink with a drainer and mixer taps, washer/dryer, integrated dishwasher and is open plan to the living area.

The living room has wood effect flooring, recessed ceiling spotlights, two wall mounted heaters, sofa and arm chair, wall mounted TV, coffee table, sideboard, a range of pictures, free-standing lamp, smoke alarm and a double glazed window with fitted blinds

### Bedroom One

7'10" x 11'9" max (2.41m x 3.59m max)

The first bedroom has wood effect flooring, recessed ceiling spotlights, a 4ft double bed with a mattress, fitted double wardrobe with in-built fitted drawers, desk with computer chair, wall mounted heater and a double glazed window with a fitted blind

### Shower Room

4'11" x 5'5" (1.50m x 1.67m)

The shower room has wood effect flooring, fully tiled walls, recessed ceiling spotlights, low level dual flush WC, washbasin with mixer taps, wall mounted chrome towel rail, walk in shower enclosure with a wall mounted waterfall shower and a shower over with a shower screen and an extractor fan

### Bedroom Two

7'9" x 11'11" max (2.37m x 3.64m max)

The second bedroom has wood effect flooring, recessed ceiling spotlights, double fitted wardrobe with in-built fitted drawers, a 4ft double bed with a mattress, wall mounted heater, desk and a computer chair and a double glazed window with fitted blinds

### Shower Room

4'11" x 5'5" (1.50m x 1.67m)

The shower room has wood effect flooring, fully tiled walls,

recessed ceiling spotlights, low level dual flush WC, washbasin with mixer taps, wall mounted chrome towel rail, walk in shower enclosure with a wall mounted waterfall shower and a shower over with a shower screen and an extractor fan

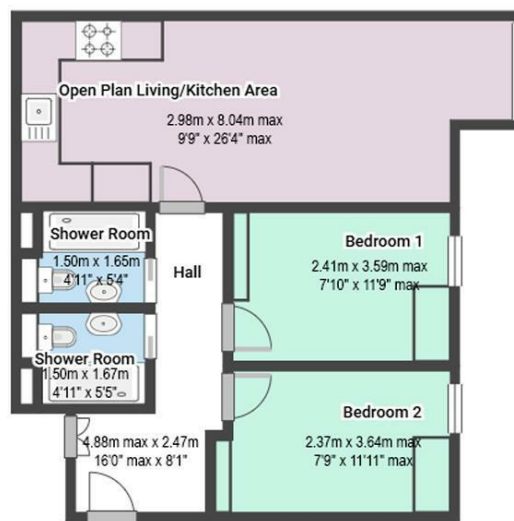
## OUTSIDE

Outside there is a small communal garden area with an undercover allocated parking space for one car with access via a secure electric gate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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