



DavidJames
the estate agent

56 Hounds Gate, Nottingham, Nottingham, NG1 6BH

£715 Per Calendar Month

About This Property

Situated in Nottingham City Centre, this furnished studio flat offers a fantastic opportunity for professionals seeking convenient and modern city living, with utility bills included in the rental price. The property features a bright open-plan layout incorporating a comfortable double bed, dedicated study area, and a well-equipped kitchen complete with a 2-ring electric hob, extractor hood, microwave, and under-counter fridge. There is also a contemporary shower room/WC. Residents also benefit from a range of on-site amenities, including a communal lounge perfect for relaxing or socialising, a well-equipped gym, and a laundry room for added convenience. With lift access throughout the building and a prime central location close to shops, restaurants, and excellent transport links, this property offers everything needed for easy and comfortable city living.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Furnished

EPC Rating: TBC

Bills: Utility bills included!

Council Band: B

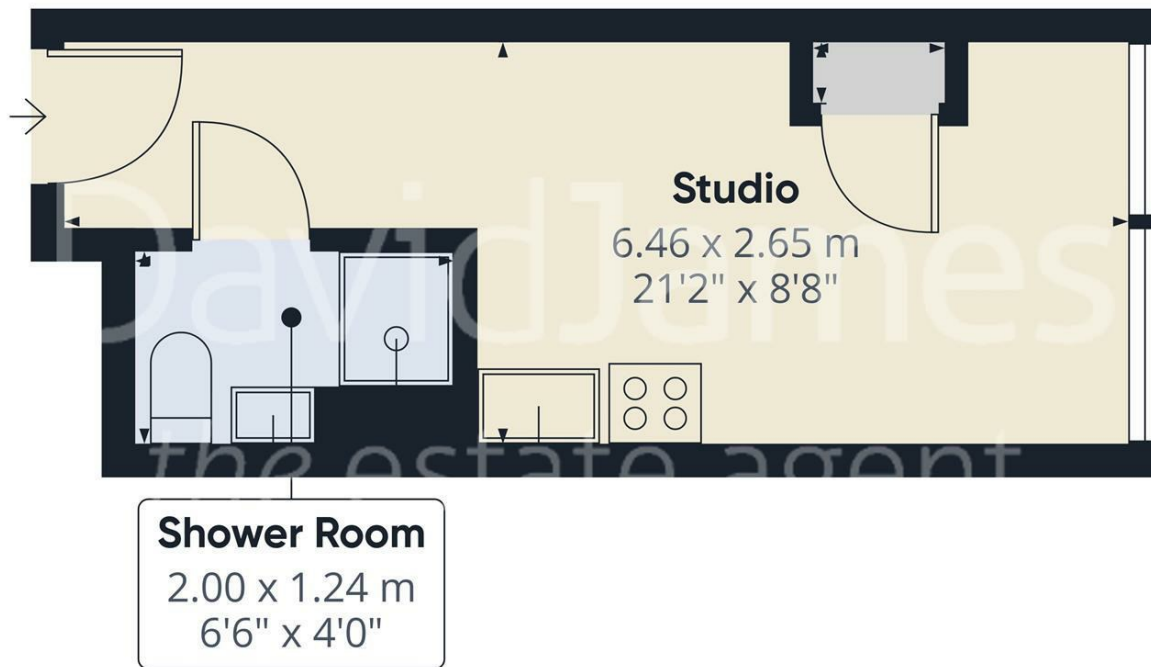
Pets: Not permitted



- Furnished studio flat in a prime city centre location
- Utility bills included
- Open-plan living with double bed and study area
- Kitchen with 2-ring electric hob, microwave, and fridge
- Contemporary shower room/WC
- Access to communal lounge & on-site gym
- Laundry room facilities within the building
- Lift access to all floors
- Ideal for working professionals







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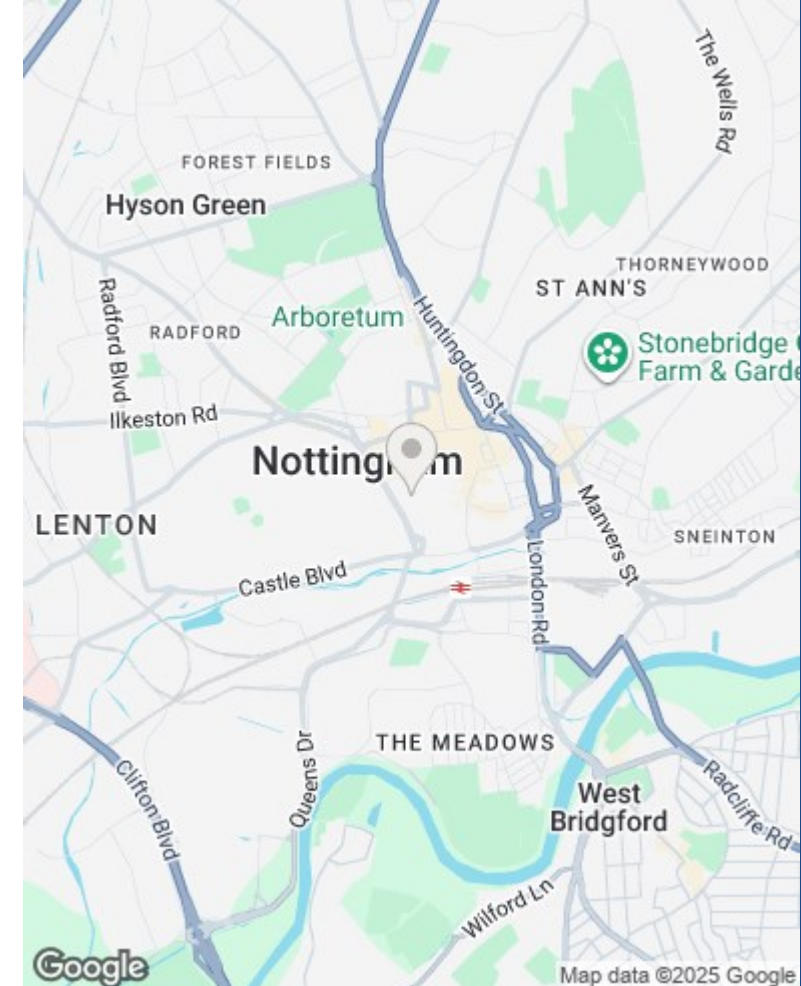
Approximate total area⁽¹⁾

15.8 m²
170 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B
Nottingham City Council

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**The Property
Ombudsman**