



## Derby Road

Nottingham, NOTTINGHAM, NG7 1LR

£869 Per Month

**\*\* £200 PER WEEK INCLUDING BILLS! \*\***

**\*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\***

Beautiful double room, sharing a bathroom with one other person. Stunning view from your desk!

Part of a 6 Bedroom student property situated on the doorstep of Nottingham City Centre, sitting just off Derby road and close to Nottingham's well known area of Canning Circus where there are an abundance of bars and restaurants on your doorstep. Property consists of 4 ensuite bedrooms and a master bathroom for the remaining 2 rooms.

Standard double - £200 per week

Large ensuite rooms - £215 per week

Master bedroom with gaming snug, dressing room/ study and walk in wardrobe - £225 per week

Open Plan Kitchen fully fitted and dining room with separate cinema room, Fully furnished with large TV on the wall and comfy sofas.

All 6 bedrooms are fully furnished with double beds and wall mounted TVs. The bathrooms have been installed with modern interior.

**\*\*£200 PER WEEK INCLUDING BILLS!\*\***

**\*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\***

- BRIGHT DOUBLE ROOM
- SHARING BATHROOM WITH ONE OTHER PERSON
- STUNNING VIEWS
- CLOSE TO CITY CENTRE
- IN BETWEEN TRENT AND UON
- MODERN DECOR
- SUN TERRACE WITH BBQ AREA
- SIX ROOMS AVAILABLE, SECURE YOURS NOW!

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

if you wish to arrange a viewing appointment for this property or require further information



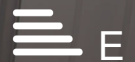
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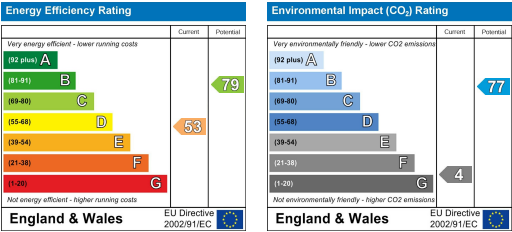
Floor Plan



Area Map



Energy Efficiency Graph



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