



Derby Road

Nottingham, NOTTINGHAM, NG7 1LR

£956 Per Month

** £225 per week BILLS INCLUDED**

** AVAILABLE ACADEMIC YEAR 2025/26 **

Huge double bedroom, with gaming snug, ensuite, walk in wardrobe and study/ dressing room! The whole of the top floor to yourself!

Part of a 6 Bedroom student property situated on the door step 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 dinning 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

■ **£225 per week BILLS INCLUDED**

■ ** AVAILABLE ACADEMIC YEAR 2025/26 **

■ TOP FLOOR TO YOURSELF

■ HUGE ROOM WITH ENSUITE, STUDY, GAMING SNUG, AND WALK IN WARDROBE

■ STUNNING VIEWS

■ CLOSE TO CITY CENTRE

■ IN BETWEEN TRENT AND UON

■ MODERN DECOR

■ SUN TERRACE WITH BBQ AREA

■ 6 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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Date	Time	Location	Weather	Wind	Temp	Humidity	Pressure	Visibility	Clouds	Precip	Remarks

Forest Recreation Ground

Arboretum

Radford

Radford Blvd

Ilkeston Rd

A60

A6200

A6005

Lenton

Nottingham

Google

Map data ©2025 Google

Energy Efficiency Rating

Energy efficiency class	Current	Potential
Very energy efficient - lower running costs (A2 plus)		
(B1-B3)		
(B4-B6)		
(C1-C3)		
(C4-C6)		
(D1-D3)		
(D4-D6)		
(E1-E3)		
(E4-E6)		
(F1-F3)		
(F4-F6)		
(G1-G3)		

Environmental Impact (CO₂) Rating

Environmental impact class	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus)		
(B1-B3)		
(B4-B6)		
(C1-C3)		
(C4-C6)		
(D1-D3)		
(D4-D6)		
(E1-E3)		
(E4-E6)		
(F1-F3)		
(F4-F6)		
(G1-G3)		

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