



## Ropewalk Court

, Nottingham, NG1 5AD

£1,216 Per Month

**\*\*£140pppw excluding bills\*\*** **\*\*\* AVAILABLE FOR 2025/26 ACADEMIC YEAR \*\*** Spacious 2 bed student property at Ropewalk Court, just off Derby Road. IDEAL FOR TRENT STUDENTS. Unlimited bills package + two free large Papa John's pizzas weekly (T+C's apply).

- AVAILABLE FOR 2025 - 2026 ACADEMIC YEAR
- TWO DOUBLE BEDROOMS
- NEW FURNITURE THROUGHOUT
- WHITE GOODS INCLUDING DISHWASHER
- LARGE PRIVATE PATIO AREA
- MODERN FULLY FITTED KITCHEN
- OPEN PLAN LIVING/KITCHEN AREA

### Viewing

Please contact our Top365 Lettings Office on 0115 845 0708 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

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



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