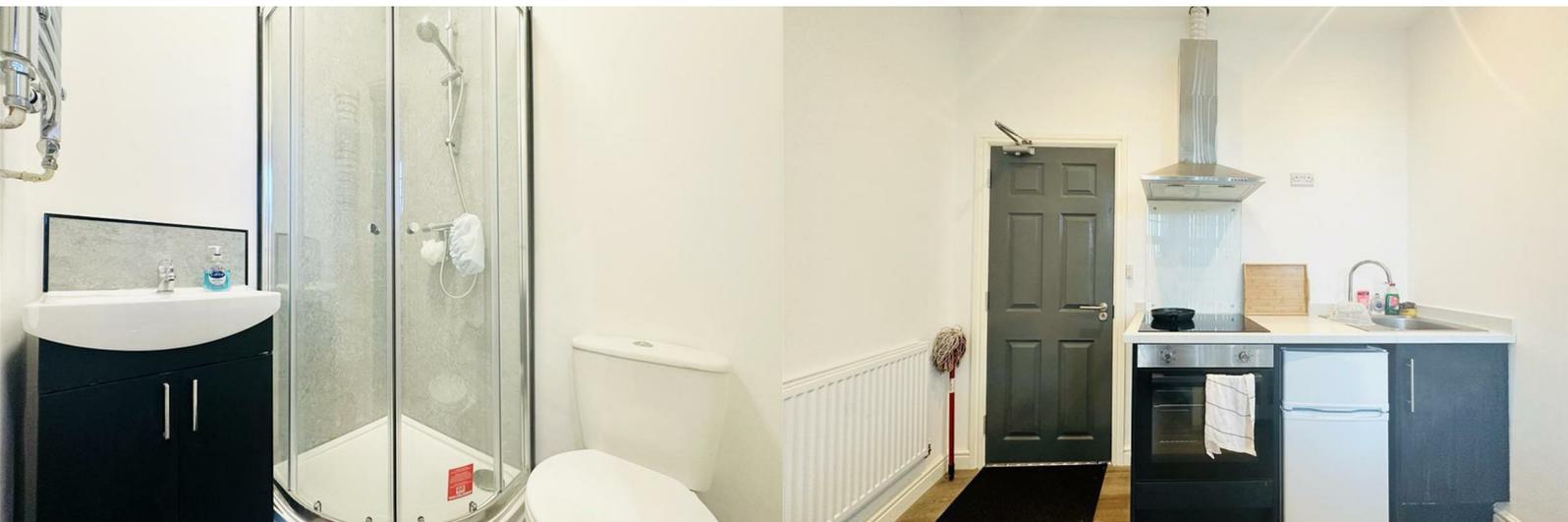




Flat 7, 277-279 Derby Road  
, Nottingham, NG7 2DP

£175 Per week



# Flat 7, 277-279 Derby Road

, Nottingham, NG7 2DP

£175 Per week



## Studio

The studio is airy and spacious with a large window allowing for great natural light. The studio is finished with grey hard wood flooring, white walls and spotlights.

The kitchenette has navy cupboards with silver handles, white work tops and a glass splash back to the oven. Including sink, full size oven, hob and under counter fridge with freezer compartment.

The studio is fully furnished including double bed, clothes storage, desk and chair.

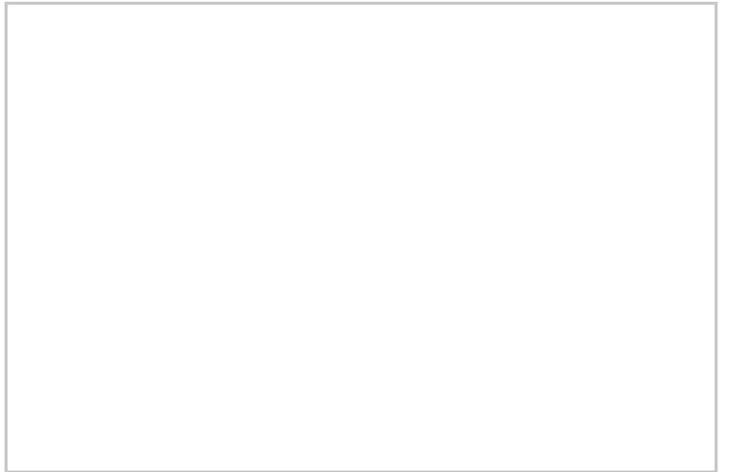
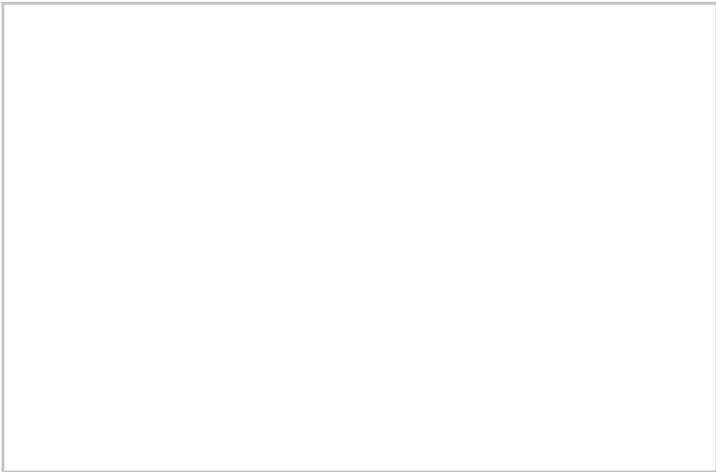
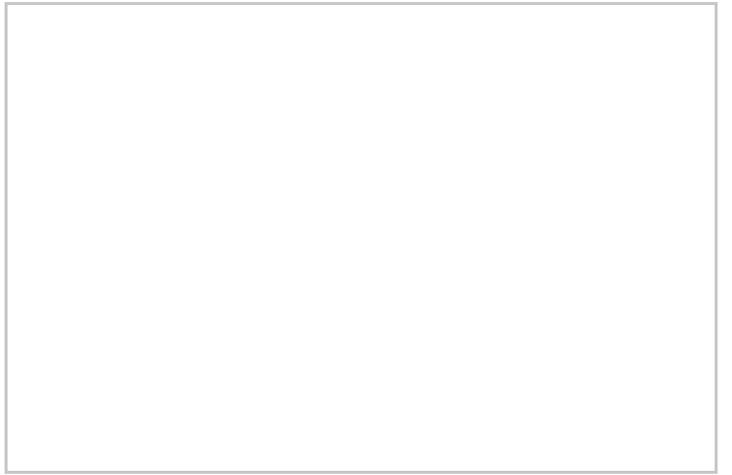
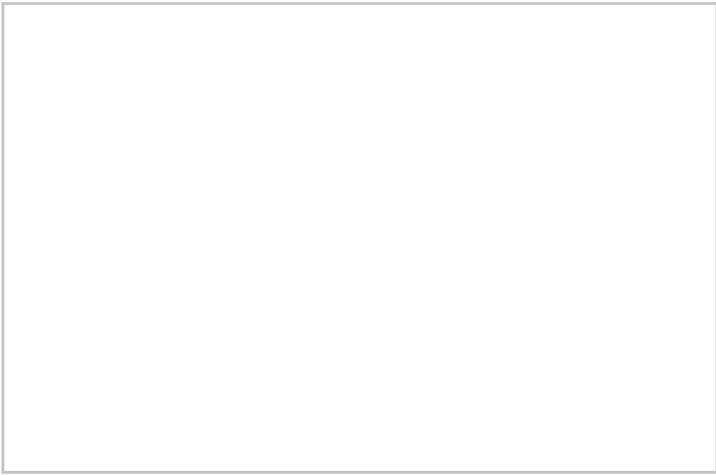
## En-Suite

The studio has a practical en suite with large cubical shower, navy vanity unit with silver handles and a WC.

The en-suite is finished white with grey vinyl flooring.

## Local knowledge

The block is located within the heart of the infamous Lenton Triangle. Surrounding the property are numerous local amenities within walking distance such as Lenton Recerational ground, a local Sainsbury's, restaurants and cafes, cinema and even a Shisha Lounge! Also within walking distance is both University of Nottingham, Nottingham Trent University and Queens Medical Center. Don't fancy a walk? Derby Road hosts numerous bus routes which run to and from the Universities and City Center. It is also within the Nottingham E-Scooter scheme!



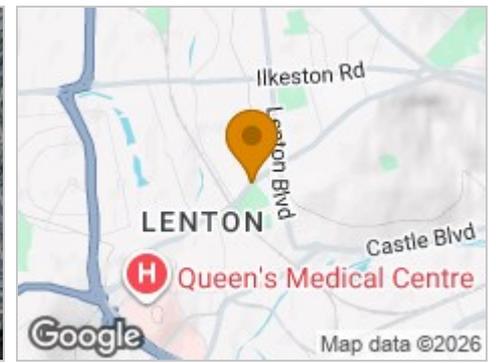
Road Map



Hybrid Map



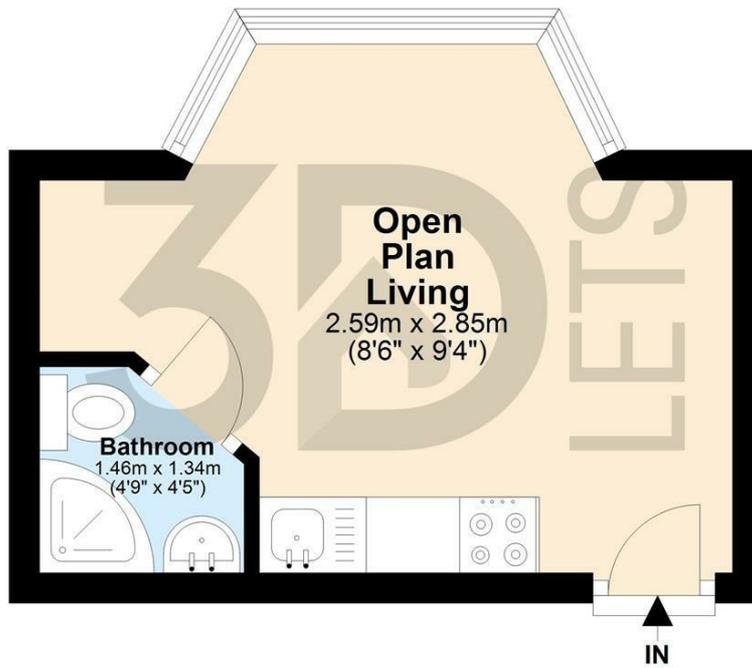
Terrain Map



Floor Plan

# Ground Floor

Approx. 13.8 sq. metres (148.7 sq. feet)

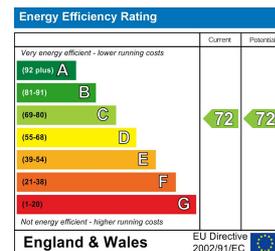


Total area: approx. 13.8 sq. metres (148.7 sq. feet)

Viewing

Please contact our 3D Lets Office on 0115 6980955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.