

TO LET



Dryden Street, Nottingham, NG1 4EY
£1,250pcm


MARTIN&CO



Dryden Street, Nottingham

Ground Floor Flat,
3 bedroom, 1 bathroom

£1,250pcm

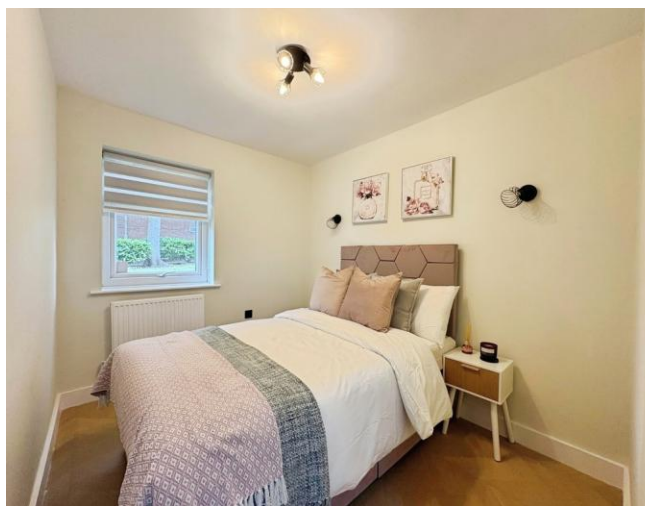
Date available: 15th June 2026

Deposit: £1,442

Furnished

Council Tax band: A

- Three Bedroom Ground Floor Flat
- Extensively Renovated Throughout
- Show Home Standard
- Offered Furnished
- City Centre Location
- Close To Amenities



STUNNING - Extensively Renovated & Presented To A Show Home Standard - Three Bedroom Ground Floor Flat - City Centre Location - Furnished - Viewing Essential!

The accommodation comprises of an entrance hall leading to an internal hallway with a large storage cupboard and access to all rooms including the renovated kitchen with has a wide range of high and low level units with ample worktop space alongside an integrated oven, hob and extractor over, fridge/freezer and washing machine. The spacious lounge/diner comes complete with sofa, chairs and coffee table and dining table & chairs. The generously sized master bedroom also has benefit of a storage cupboard and there is a second double bedroom

alongside a single third. The contemporary bathroom has an elegant and luxurious finish with a separate w.c.

Located on the fringe of the Nottingham city centre, the flat provides access to a wide range of amenities. The Victoria Centre & Old Market Square are both within easy reach, providing shopping, dining and leisure options. There are several cafés, bars and restaurants all within walking distance as well as everyday conveniences such as supermarkets and gyms within the city centre.

For outdoor space, residents can access nearby parks such as the Arboretum, offering green space, walking routes and a calm environment close to the city. The location is also well placed for access to Nottingham Trent University city campus and various city-centre workplaces.

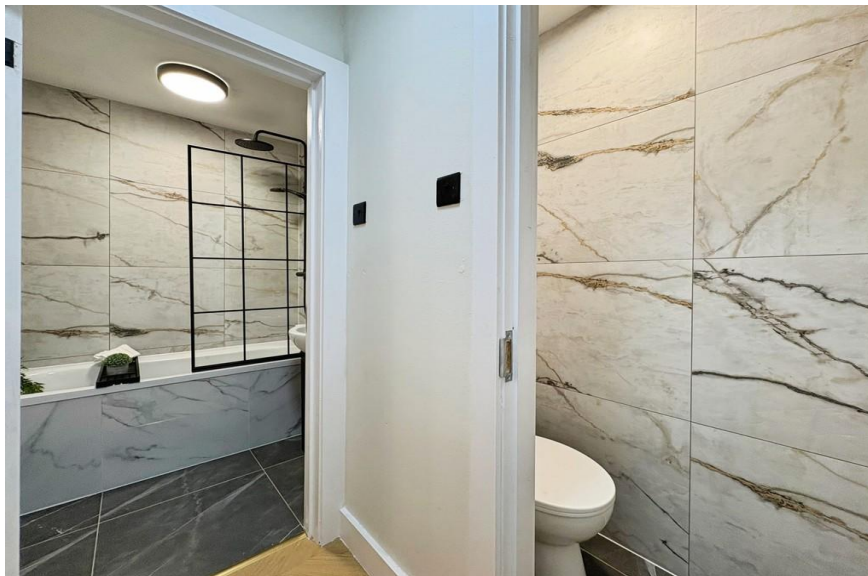
Public transport links are strong. Nottingham railway station can be reached by bus or on foot from the city

centre, offering services to destinations including London St Pancras, Birmingham, Leicester, Derby, Sheffield and Lincoln. Typical journey times are around 1 hour 50 minutes to London and around 1 hour to Birmingham, subject to timetable and service. The city's extensive bus and tram networks provide regular services across Nottingham and towards surrounding suburbs and business parks.

In order to meet the referencing criteria applicants must be in receipt of a salary of £37,500 from a permanent source of employment.

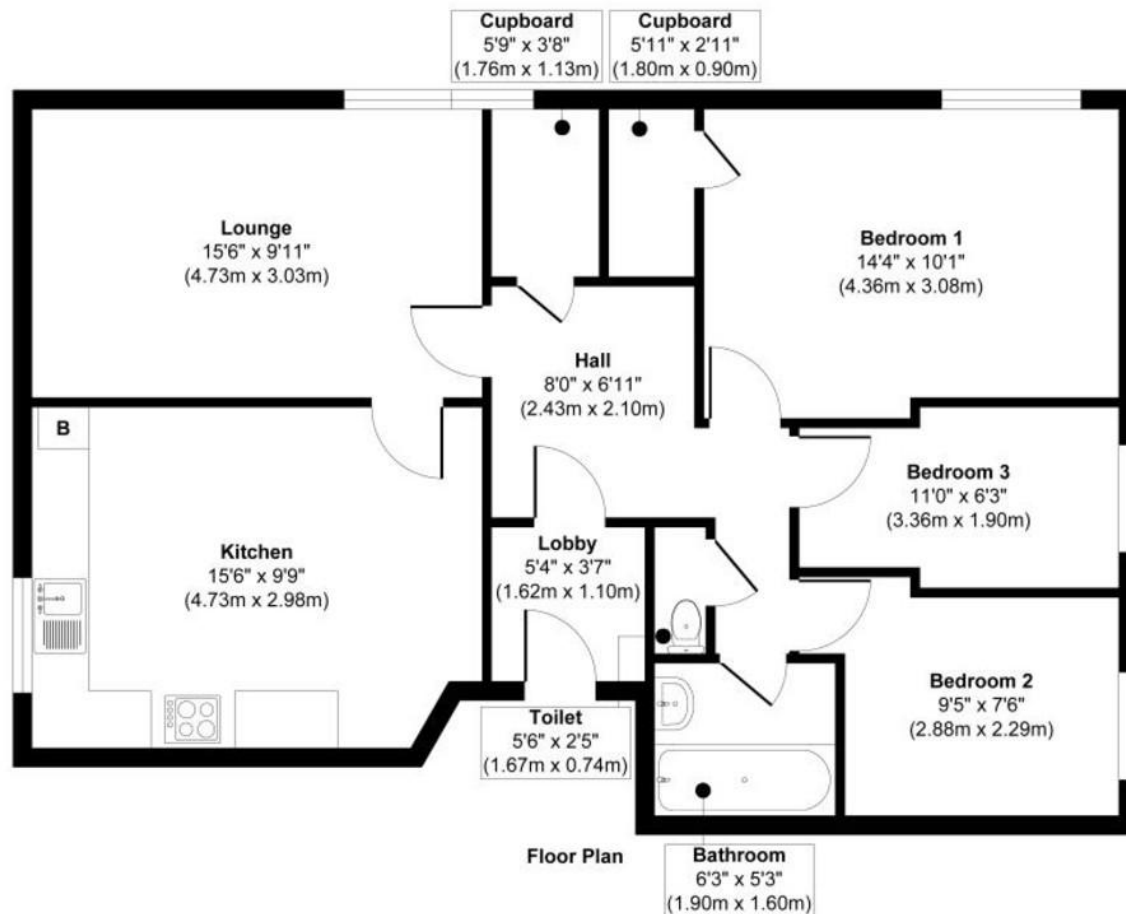
To reserve the property a holding fee of £288.00 payable





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approx. Gross Internal Floor Area 844 sq. ft / 78.44 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.