



## 22 BARD HOUSE, SHAKESPEARE STREET NOTTINGHAM, NG1 4FQ

£655 PER MONTH

Welcome to this beautifully presented, studio apartment situated in one of Nottingham's most desirable central locations. Offering exceptional convenience, modern living, and fantastic value, this property is perfect for professionals and city lovers alike.

#### Property Highlights:

- Generous studio layout with plenty of space for living, dining, and sleeping areas
- Electricity, wifi and water INCLUDED in the monthly rent (great for budgeting!)
- Bright and well-maintained throughout

# kurb.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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