



## Derby Road

, Nottingham, NG7 1LR

### £7,386 Per Month

£170 pppw BILLS INCLUDED + A LARGE PAPA JOHNS PIZZA EVERY WEEK + CLEANER\*\*

\*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\*

Tenancy includes a LARGE PAPA JOHN PIZZA for every week of your tenancy (capped at 32 weeks) T&C's apply.

Also includes a fortnightly cleaner for your new home!

STUNNING 10 Bedroom apartment 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.

Open Plan Kitchen and Dining Room - Fully furnished with large TV on the wall and comfy sofas.

All 10 bedrooms are fully furnished with double beds, wardrobes, chest of drawers, desk and chairs.

The 4 bathrooms have been installed with modern interior.

A five-minute walk between the Nottingham City Centre and Lenton, an ideal location for Nottingham-based students.

### 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

- AVAILABLE ACADEMIC YEAR 2025/26
- £170 pppw BILLS INCLUDED
- LARGE PAPA JOHNS PIZZA EVERY WEEK
- FORTNIGHTLY CLEANER
- 10 BEDROOMS
- 4 BATHROOMS
- 2 KITCHEN DINERS
- BALCONY - PENTHOUSE APARTMENT
- CLOSE TO CITY CENTRE
- IN BETWEEN TRENT AND UON





Floor Plan



Area Map



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.