



**Top Flat, 58 Derbyshire Lane, Hucknall,  
Nottingham, Nottinghamshire NG15 7GB**

**£525 pcm**

Tel: 0115 9680268



- Self Contained Studio Flat
- Spacious Living Area
- Bathroom with double shower enclosure
- Great Central Location
- Second Floor

This self contained studio flat is on the second floor, council tax and water bills are included, only electric to pay.

Spacious lounge area, open plan into kitchen with breakfast bar, electric cooker

The bedroom area fits a double bed, contains lots of storage, hanging space and drawers.

Modern White bathroom with double shower enclosure with electric shower, toilet and sink

Electric heating throughout

New grey carpets will be fitted throughout the property

Available to move in 22nd November

Single occupancy only









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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