



£360 Weekly

Church Street, Lenton

Apartment | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- Central Heating
- Close to university
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Good experienced landlords
- Good transport links
- High Ceilings
- Integrated Appliances
- Open plan kitchen diner

Property Description

2 BED STUDENT APARTMENT LENTON NOTTINGHAM

GAS/WATER/ELECTRICITY INCLUDED

£180 PER PERSON PER WEEK 52 Week Tenancy | £300 deposit per person (£600 total) | Holding Deposit £360

IF YOU ARE A SINGLE PERSON THE RENT WILL BE £360 PER WEEK BILLS INCLUDED.

Main Particulars

Beautiful 2 bedrooms, 1 bath student apartment in converted manor house in the heart of the Lenton Triangle.

£180 Per person per week | 52 Week Tenancy | £300 deposit per person (£600 total) | Holding Deposit £360

IF YOU ARE A SINGLE PERSON THE RENT WILL BE £360 PER WEEK BILLS INCLUDED.

Close to both Nottingham Trent University (City and Clifton campuses) and University of Nottingham (University Park and Jubilee Campuses) by foot, bus and tram.

FURNISHED TO A HIGH STANDARD. Each bedroom includes a double bed, wardrobe, chest of drawers, bedside drawers, desk and desk chair.

GAS, WATER AND ELECTRICITY INCLUDED. You will be responsible for any TV Licences or Council Tax. At the time of advertising, students at Nottingham Trent University or University of Nottingham can apply for a council tax disregard. You can find more information here to find out your eligibility:

<https://www.nottinghamcity.gov.uk/information-for-residents/council-tax/council-tax-discounts-and-reductions/>

COMPLIMENTARY WIFI IN THE BUILDING - if you want a higher bandwidth you can get your own Wifi installed at your own expense. We have been informed that the following broadband providers service this area. BT and Sky. Please always check with your broadband provider before making any decision.

We have been informed that the following cellular providers service this area. EE, Vodafone, Three and O2. Please always check with your cellular provider before making any decision.

COMMUNAL LAUNDRY ROOM - The washing machines are in a communal utility room and use is included as part of your tenancy. There is a tumble dryer that you may wish to use. This is coin operated.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

* Decide not to rent the property

- * Misled the landlord or the agent
- * Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 2 adults and 2 guarantors for example, that will require 4 people to be reference-checked, and 4 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Norman Galloway Sales & Lettings are registered with:

- Property Redress, with reference: PRS01969.
- Information Commissioners' Office, with reference: ZA251605
- Client Money Protect, with reference: CMP002689

Council Tax Band: B (Nottingham City Council)

Deposit: £600

Holding Deposit: £360

Garden details: Communal Garden

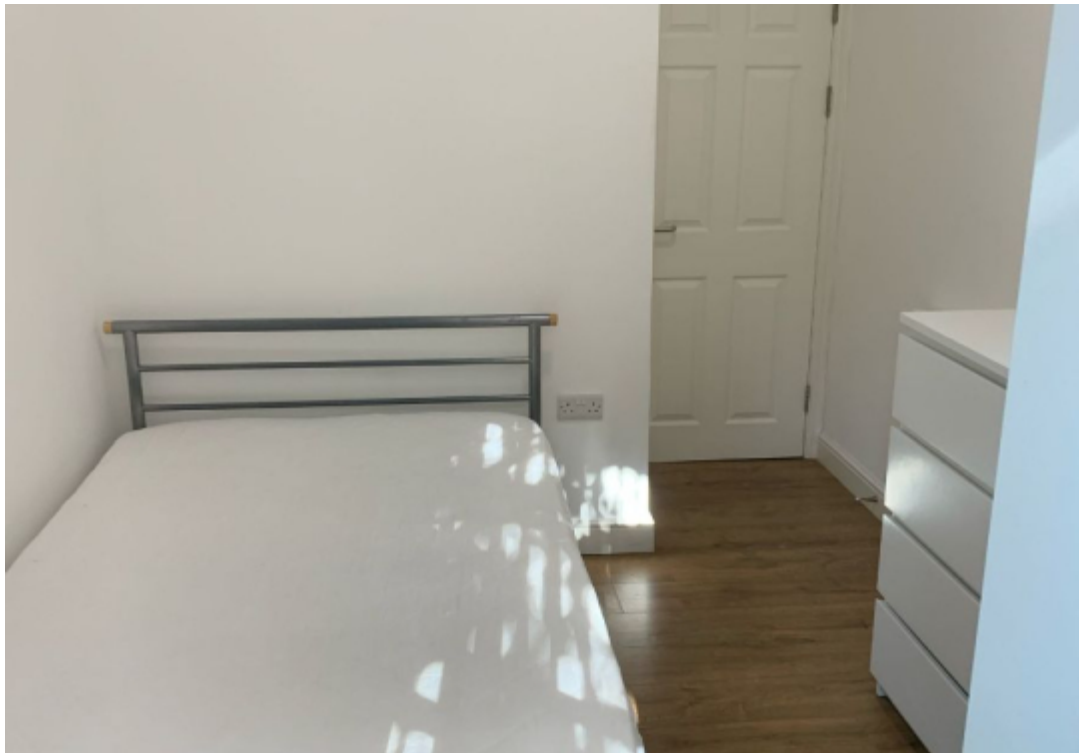
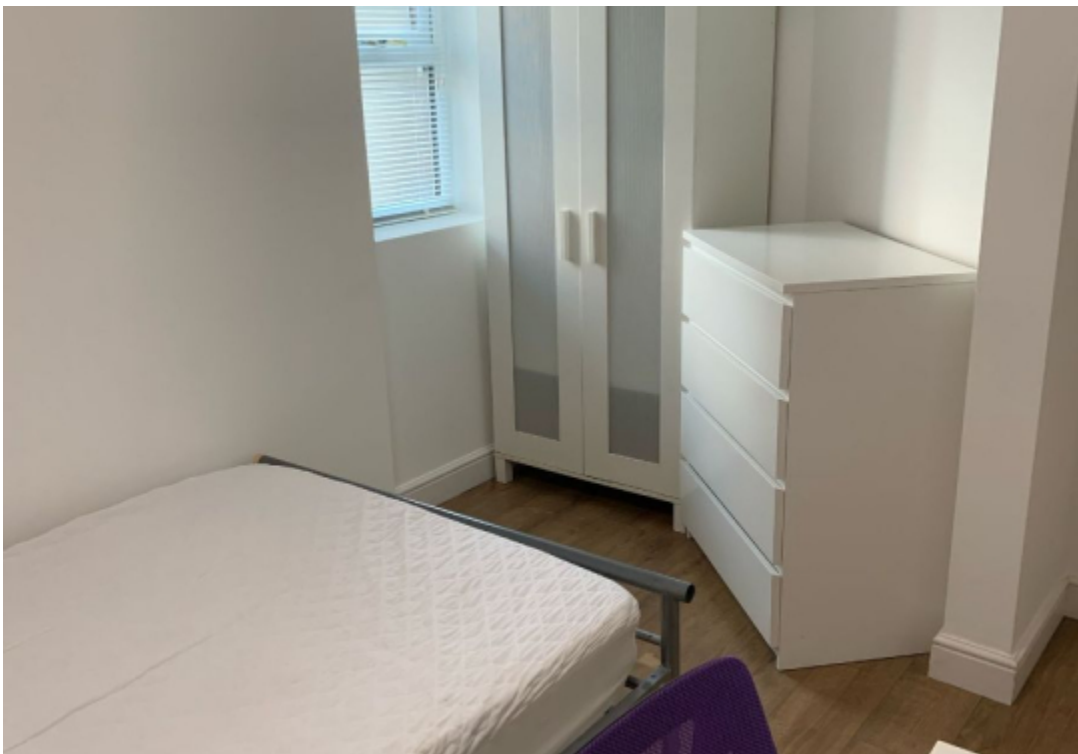
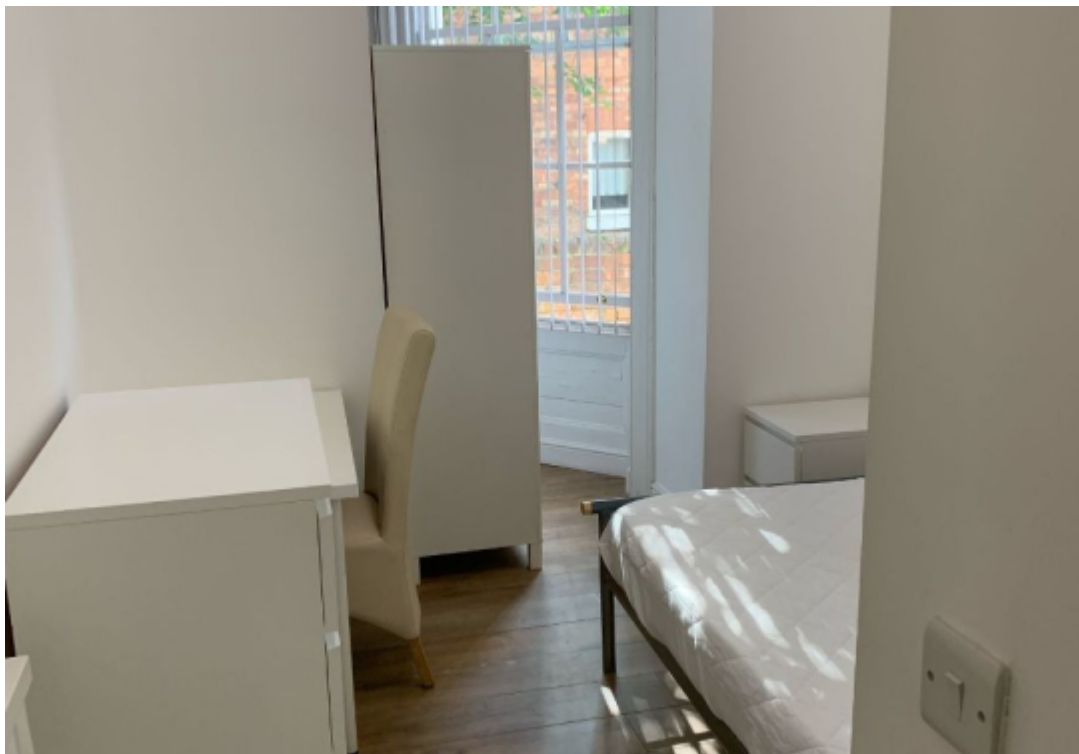
Electricity supply: Mains

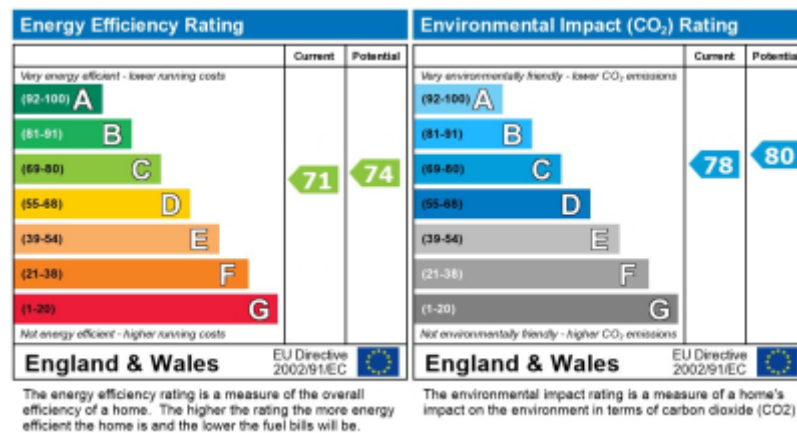
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible, Ramped access





Telephone: 0115 697 28 29



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