



£380 Weekly

Henry Road, Nottingham

Apartment | 2 Bedrooms | 2 Bathrooms

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 2 Bedroom 2 Bathroom
- CCTV
- Close to university
- Communal Area
- Complimentary Wifi
- Fully Furnished
- Integrated Appliances
- New Double Glazing inc Doors
- Newly renovated
- Only Two Sharing

Property Description

Beautiful two storey student apartment, with open plan kitchen and lounge; two double bedrooms; and a bathroom with an overhead shower. Available for the upcoming 2025/2026 academic year, for two people, ideal for best friends, siblings or a couple. Situated in Lenton.

Main Particulars

Beautiful, luxury, two storey student apartment. This apartment has beautiful open plan kitchen and lounge., with light and airy French doors that lead onto a communal courtyard, where you may wish to host social events or have a cosy night in, enjoying your dinner outside in the fresh air in the private garden.

Each bedroom comes complete with a 3/4 size double bed, wardrobe, chest of drawers, desk and chair, so you can rest well and study from the comfort of your own home.

52 Week Tenancy | £300 deposit per person (£600 total) | Holding Deposit £380

1 Bathroom and 1 downstairs W/C.

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

GAS, WATER AND ELECTRICITY INCLUDED. Underfloor heating on the ground floor. 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.

Washing Machine and Dishwasher included.

Plenty of storage.

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.

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: Student / B (Nottingham City Council)

Deposit: £600

Holding Deposit: £380

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Kitchen/lounge w: 3.8m x l: 7.43m (w: 12' 6" x l: 24' 5")

Open plan Kitchen and Lounge. Plenty of space to cook, entertain and relax.

This kitchen is plenty of convenience to you, a Dishwasher, a washing machine and two storage cupboards, as well as the beautiful white units.

Cupboard w: 0.96m x l: 1m (w: 3' 2" x l: 3' 3")

Small Storage cupboard, ideal for hoovers, ironing boards and other housewares

Cupboard w: 1.18m x l: 0.85m (w: 3' 10" x l: 2' 9")

Ideal for you to add additional shelves and use as a pantry. This will have a door so there are no eyesores. You may also wish to use this cupboard for other storage.

Bathroom w: 2.25m x l: 0.98m (w: 7' 5" x l: 3' 2")

Shower room, leading off from the kitchen.

Courtyard w: 2.77m x l: 1.85m (w: 9' 1" x l: 6' 1")

A private courtyard to enjoy the fresh air. Access this through large French doors.

Hall w: 1.33m x l: 3.76m (w: 4' 4" x l: 12' 4")

FIRST FLOOR:

Landing w: 0.99m x l: 1.55m (w: 3' 3" x l: 5' 1")

Bedroom 1 w: 3.93m x l: 3.56m (w: 12' 11" x l: 11' 8")

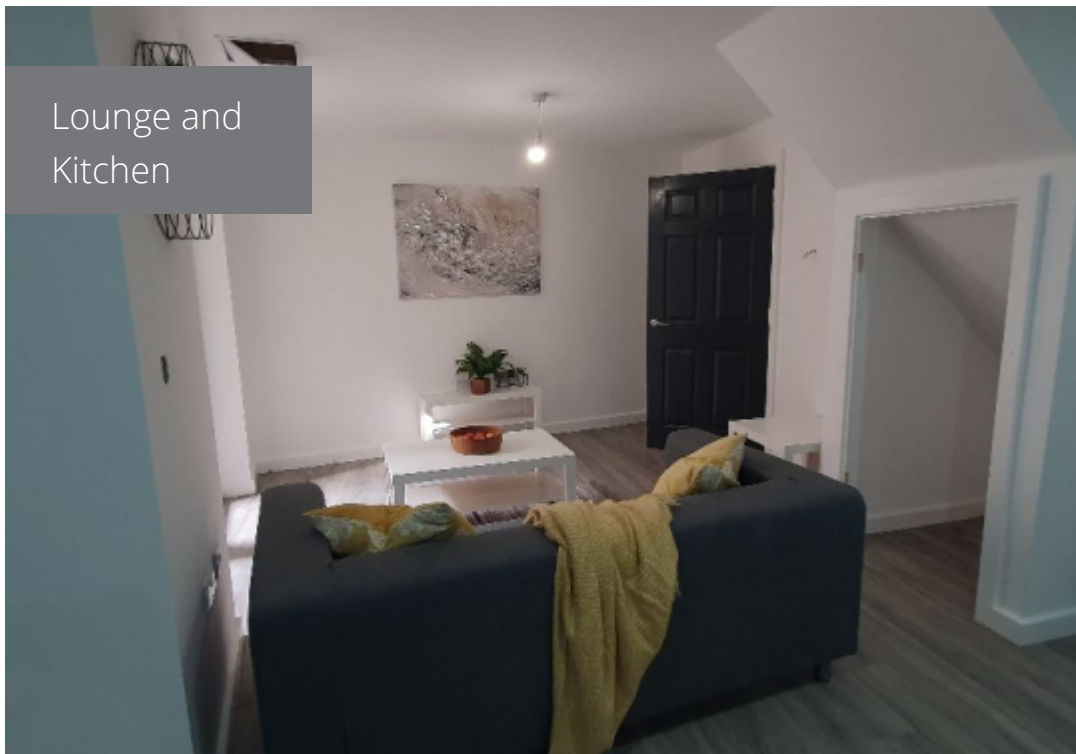
This bedroom is a lovely loft room, with beautiful soft light. Ideal for a plant lover.

Bedroom 2 w: 2.15m x l: 4.6m (w: 7' 1" x l: 15' 1")

A loft room with a sky light window, perfect for stargazing in bed. Beautiful light pours through, making it ideal for selfies, photos and videos.

Bathroom w: 2.03m x l: 1.76m (w: 6' 8" x l: 5' 9")

Lounge and
Kitchen



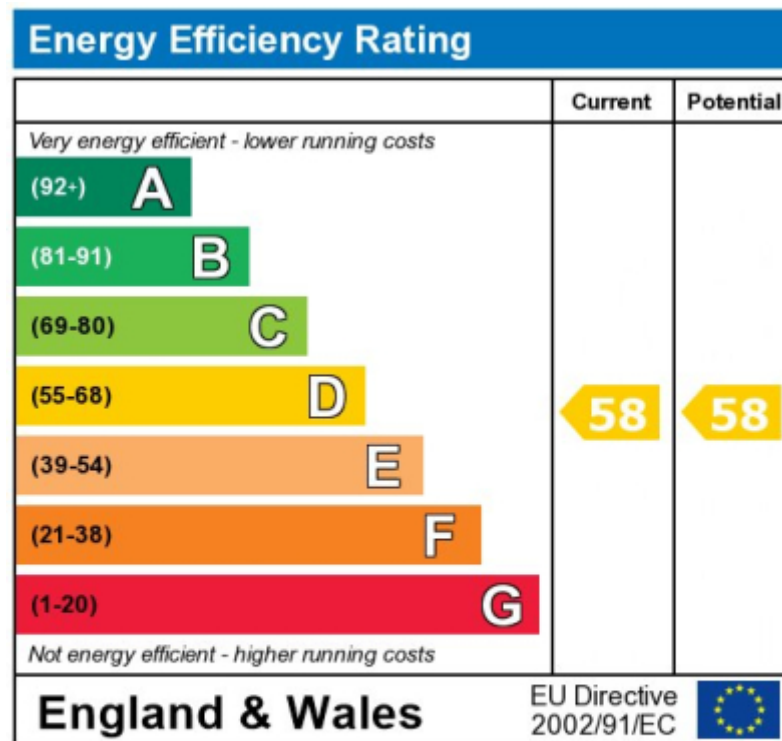
Lounge





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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