



£380 Weekly

Church Street, Lenton

Apartment | 2 Bedrooms | 2 Bathrooms

0115 697 28 29

NORMAN GALLOWAY
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Step Inside

Key Features

- 2 Bedroom 2 Bathroom
- Central Heating
- Close to university
- Communal Lounge
- Double Glazing
- Fitted Kitchen
- Front and back gardens
- Fully Furnished
- Good experienced landlords
- Good transport links

Property Description

Luxury 2 Bed Student 2 Bathroom Apartment Lenton NG7 2FF

Bills included.

Main Particulars

This is a high spec 2 double bedroomed student apartment in a unique period property in the heart of Lenton. Lenton is a vibrant student go-to location with all of the local amenities, transport links and parks that you would wish for. Whilst you will be right in the heart of student life you will also benefit from having your own quiet space in your apartment for those times when you want to get some work done. This is a great location if you are at NTU or the Uni of, both are very accessible. The apartment is fully furnished and has 24/7, 365 days a year repair reporting for your peace of mind. Available from Mid August 2025 for 52 weeks. Deposit £300 pp and rent £190 pppwk.

TV Licence and WIFI not included. There is complimentary wifi but if you need extra it is at your own cost.

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. Each bedroom has an en-suite.

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

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 included.

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

Garden details: Communal Garden, Terrace

Kitchen/lounge

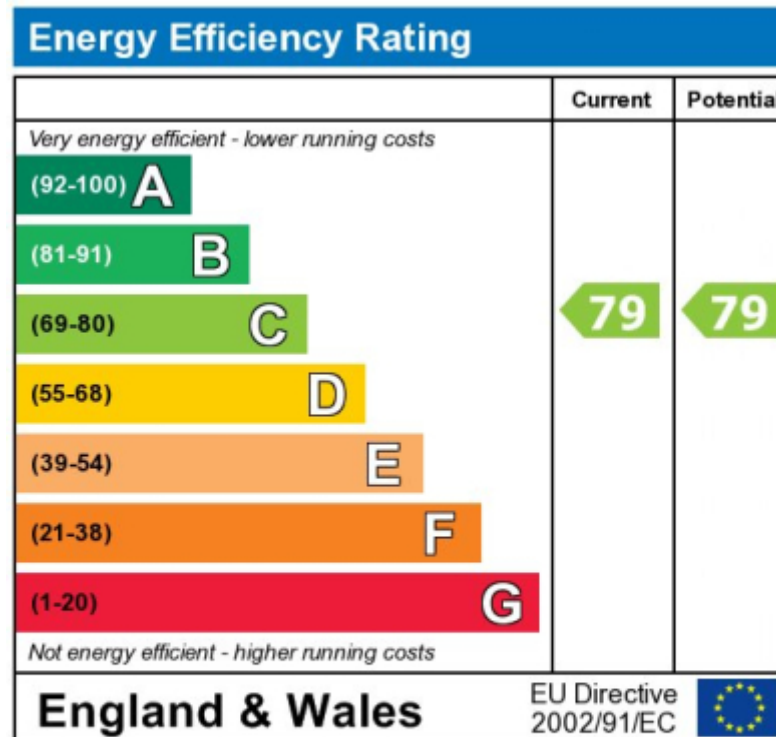
Bedroom 1

With en-suite

Bedroom 2

With en-suite





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

Telephone: 0115 697 28 29



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