



£1,400 Monthly

Apartment , The Litmus Building, Huntingdon Street, Nottingham

Apartment | 2 Bedrooms | 2 Bathrooms

0115 697 28 29

NORMAN GALLOWAY
Customer Focused | Delivering Results

www.normangalloway.co.uk



Step Inside

Key Features

- 2 Bedroom 2 Bathroom
- Balcony
- Bills inclusive option available
- Concierge
- Fitted Kitchen
- Open plan kitchen diner
- Student Friendly

Property Description

2 BEDROOMED APARTMENT IN NOTTINGHAM CITY CENTRE. **AVAILABLE from 02/10/25 **

£161.53pppw. For 2 people sharing.

IF YOU ARE A COUPLE YOU WILL STILL BE REQUIRED TO PAY THE MONTHLY RENT OF £1,400.00 AS THIS IS THE RENTAL VALUE FOR THE PROPERTY.

12 MONTH TENANCY AVAILABLE. MINIMUM LET 6 MONTH

Main Particulars

Norman Galloway is proud to present this bright 2 bedroom; 2-bathroom apartment situated on the 1st floor in the ever-popular Litmus Building located in Nottingham City Centre.

This property is perfect for professionals or students who want to live close to the City centre. Available Now for a 12 months contract. The landlord will consider a 6 or 9 month contract upon request.

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Concierge

The Litmus Building is served by a 9-5 concierge which is situated on the ground floor in the entrance foyer. Norman Galloway also provides scheduled cleaning services at an extra cost if you would like this option.

Leisure Facilities

The Litmus Building is served by excellent leisure facilities which include fully equipped gym and swimming pool.

Furnished

The flat has fresh white décor. The current owner will be leaving the major electrical kitchen appliances such as, dishwasher, washer dryer, fridge and freezer, oven, hob, cooker hood extractor.

The open plan lounge benefits from stunning views across St Mary's rest gardens and comes complete with a full size balcony.

USEFUL INFORMATION:

- EPC: D exp September 2029
- Council Tax Band C
- No gas at the property
- Bills inclusive option available

Contact Us:
0115 697 2829
contact@ngalloway.co.uk
www.normangalloway.co.uk

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

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.

Please ensure you seek your own financial advice such as council tax when renting. 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>.

(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: A (Nottingham City Council)

Deposit: £1,000

Holding Deposit: £276

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Accessibility measures: Level access, Wide doorways

Restrictions: Running business from property

Kitchen/lounge w: 3.46m x l: 8.32m (w: 11' 4" x l: 27' 4")

Open plan kitchen and lounge. Kitchen includes hob, built-in microwave oven, extractor fan and mini-dishwasher.

Entrance/Hallway w: 1.46m x l: 2.11m (w: 4' 9" x l: 6' 11")

Bedroom w: 2.87m x l: 4.16m (w: 9' 5" x l: 13' 8")

Bedroom w: 2.7m x l: 3.62m (w: 8' 10" x l: 11' 11")

En-suite

Cupboard w: 1.36m x l: 0.79m (w: 4' 6" x l: 2' 7")

Balcony w: 6.58m x l: 2.49m (w: 21' 7" x l: 8' 2")



The Litmus Building

195 Huntingdon St

NG1 - Nottingham City Centre

NORMAN GALLOWAY

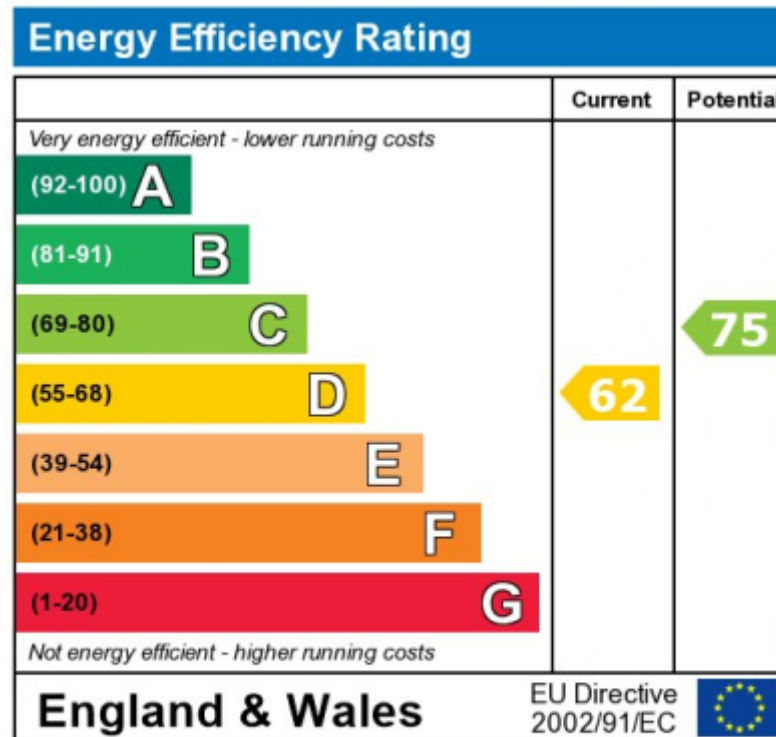
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Not to Scale - For illustration purposes only

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

Telephone: 0115 697 28 29



www.normangalloway.co.uk