



£850 Monthly

Station Road, Carlton, Nottingham

Apartment | 2 Bedrooms | 1 Bathroom

0115 697 28 29



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# Step Inside

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## Key Features

- 2 Bedrooms
- 2 Shower Rooms
- Available immediately and long term
- Bills not included
- Central Heating
- Good community
- Good transport links

## Property Description

This bright flat offers a spacious living room, fitted kitchen with appliances, two generous bedrooms with built-in storage, and a well-kept shower room. Plenty of storage, natural light, and a convenient layout throughout!

## Main Particulars

Spacious 2-Bedroom Flat to Let - Bright & Well-Located

Upon entering the property, stairs lead you up to a hallway that connects the main living spaces:

Key Features:

Two spacious bedrooms

Fitted kitchen with appliances

Bright and airy living room

Ample storage throughout

Shower room

This property is ideal for professionals, couples, or small families looking for a comfortable and well-located home.

With Colwick Loop Road, Carlton Hill and Mapperley Top within easy access, the location is ideal.

Nearby Retail:

Tesco Superstore

farmfoods

Iceland

Savers

With Netherfield, Carlton Square and Victoria retail park close by.

Places to Eat:

The Free Man

Portobello

BG Bakery

Nags Head

Carlton Cafe - Traditional Breakfasts

Places to Go:

Carlton Hill Recreation Ground

Garden for the blind  
Gedling Country Park

Places of Worship:

All Hallows Church

St John the Baptist

St Paul's Church

The Most Sacred Heart of Jesus

Our Lady & St Edward

Carlton Baptist Church

The Mosque, Carlton

Hindu Temple & Community Centre of Nottingham

Sri Guru Tegh Bahadur Gurdwara

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: A (Gedling Borough Council)

Deposit: £980.76

Holding Deposit: £196.15

Parking options: On Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP, None

Accessibility measures: Not suitable for wheelchair users

### **Entrance hall**

**Bedroom 1** w: 2.88m x l: 3.69m (w: 9' 6" x l: 12' 1")

A generous double bedroom with integrated wardrobes and cupboard space.

**Kitchen** w: 3.03m x l: 2.28m (w: 9' 11" x l: 7' 6")

Fully fitted with a fridge/freezer, oven, hob, extractor fan, and ample cupboard storage

**Living room** w: 3.65m x l: 0.71m (w: 12' x l: 2' 4")

To the right of the hallway, you'll find a spacious living room, perfect for relaxing or entertaining, with room for a sofa, TV, and more.

**Bathroom** w: 1.98m x l: 1.37m (w: 6' 6" x l: 4' 6")

A practical, well-kept bathroom with everything you need.

### **Bedroom 2**

w: 3.3m x l: 3.71m (w: 10' 10" x l: 12' 2")

Upstairs, the second bedroom is impressively sized, filled with natural light, and offers excellent built-in storage - ideal as a main bedroom, guest room, or home office.

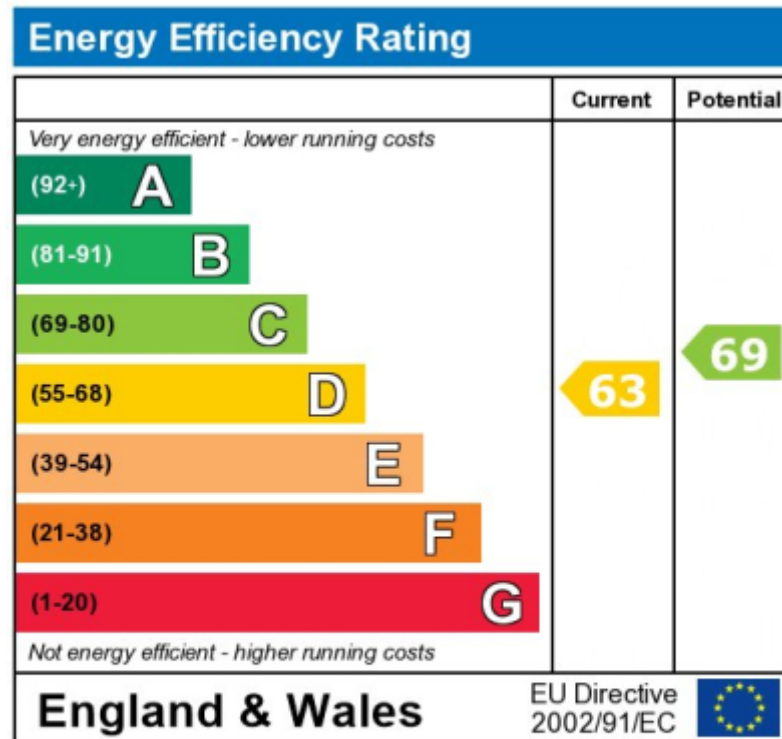






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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



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