



£360 Weekly

Church Street, Lenton

Apartment | 2 Bedrooms | 1 Bathroom

0115 697 28 29



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# Step Inside

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## Key Features

- Central Heating
- Front and back gardens
- Integrated Appliances
- Wooden Floors
- 350 mbps Complimentary Internet
- Close to university
- Fitted Kitchen
- Spacious
- Good experienced landlords
- Good community

## Property Description

FANTASTIC STUDENT LET - 2 BED APARTMENT IN THE HEART OF LENTON.

## Main Particulars

FANTASTIC STUDENT LET - 2 BED APARTMENT IN THE HEART OF LENTON.

IF YOU ARE LOOKING FOR COMFORT AND STYLE BUT WITH LOTS OF OTHER STUDENTS CLOSE BY, LOOK NO FURTHER.

This student apartment is part of a gorgeous conversion of a Georgian house, with beautiful period features with a modern twist. This apartment is on the Ground Floor, with Large windows that allows plenty of light to cascade in. It is easy to just sit by and watch the seasons change.

Each bedroom is fully furnished and has a double bed, wardrobe, chest of drawers, desk and desk chairs. Perfect for customising and making home.

The kitchen has an electric oven and hob, as well as fridge/freezer, sofa, TV, table and chairs.

Gas, Electricity & Water Included.

Wi-Fi, Council Tax & TV Licence not included.

Wi-Fi is provided as complimentary service. If this is not fast enough for you, you will need to arrange your own Wi-Fi.

Currently, students studying at the University of Nottingham and Nottingham Trent University, you will have to apply to Nottingham City Council for a disregard for Council Tax.

Note: If a property is only occupied by students a full exemption can be given. To get such an exemption contact the Council Tax office giving details of all the students if they attend The University of Nottingham or Nottingham Trent University or provide copies of their certificates if they attend a different university or college.

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 holding 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
- . Fail the referencing checks

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. As an example, a tenancy with 2 adults and 2 guarantors will require 4 people to be reference-checked, 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 (Nottingham City Council)

Deposit: £600

Holding Deposit: £360

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

**Bedroom 1** w: 3.01m x l: 3.11m (w: 9' 10" x l: 10' 2")

Comes complete with 3/4 bed, wardrobe, desk, chair, chest of drawers



**Bedroom 2** w: 2.67m x l: 3.84m (w: 8' 9" x l: 12' 7")

Comes complete with 3/4 bed, wardrobe, desk, chair, chest of drawers

**Kitchen/diner** w: 4.77m x l: 2.7m (w: 15' 8" x l: 8' 10")

Comes fully furnished with; oven, hob, microwave and lots of worktop and storage.

LARGE FLAT SCREEN TV

COMPLIMENTARY WIFI

**Shower** w: 1.95m x l: 1.89m (w: 6' 5" x l: 6' 3")

Large shower cubicle , tiled shower room with high spec fittings

### **Garden**

Great outside space for entertaining

### **Utility**

Communal utility room complete with washing machines and tumble dryers

### **DEPOSIT**

£300 per person

### **Detached property**

Detached period property, take a look at the video to fully appreciate the grandeur of this place.

Right in the heart of Lenton

Lounge/Kitchen



Tall windows  
with beautiful  
light in  
lounge/kitchen

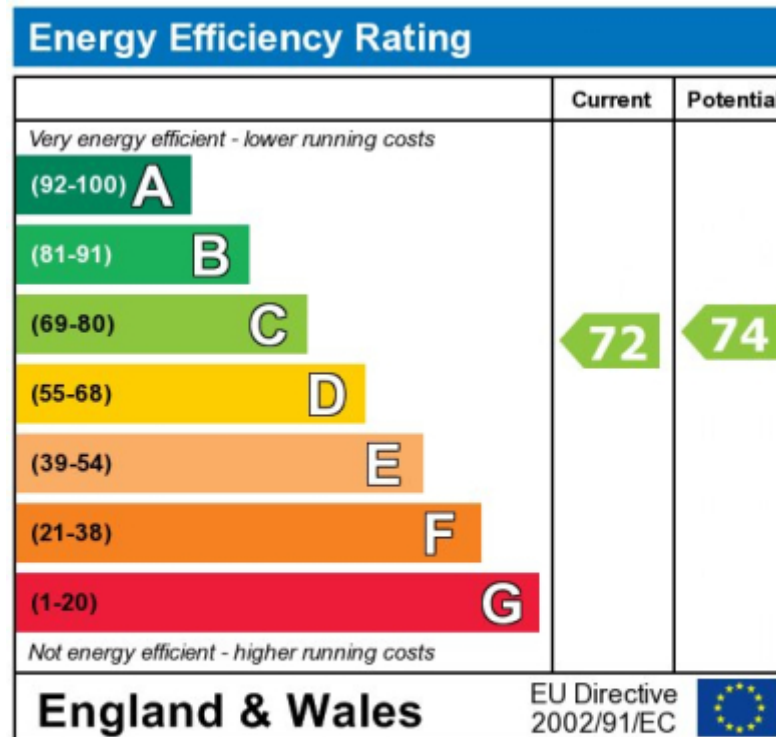




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2026 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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