



£350 Weekly

Church Street, Lenton

Apartment | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- Central Heating
- Complimentary Wifi
- Double Bedroom
- Double Glazing
- Entertaining Space
- Entrance off the street
- Fitted Bathroom
- Fitted Kitchen
- Front and back gardens
- Fully Furnished

Property Description

Student let 2 BED Basement Flat, fully furnished. £175 per person per week. Gas, Water, Electricity included. Deposit £300 per person. 01/07/2026 to 30/08/2027

Communal Garden | Communal Washing Facilities | 52 Week Tenancy | £300 deposit per person (£600 total) | Holding Deposit £350

Main Particulars

This student apartment is part of a gorgeous conversion of a Georgian house, with beautiful period features with a modern twist. This apartment is in the converted Wine Cellar, with beautiful arched ceilings and a cool temperature in the summer, and under-floor heating in the winter.

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, and Breakfast Bar.

52 Week Tenancy | £300 deposit per person (£600 total) | Holding Deposit £350

Gas, Electricity & Water Included.

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.

You will be responsible for any TV Licences or Council Tax for your flat. 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>.

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: £300

Holding Deposit: £350

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Bedroom 1

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

Bedroom 2

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

Kitchen/lounge

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

LARGE FLAT SCREEN TV

COMPLIAMENTARY WIFI

Shower

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

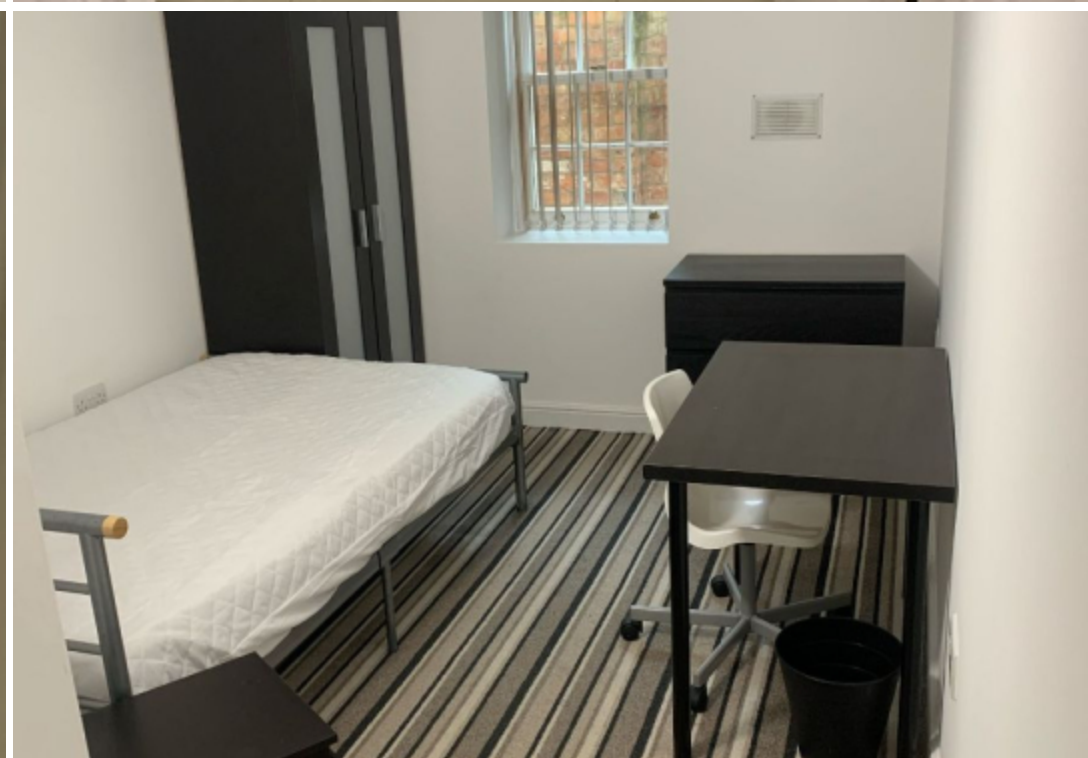
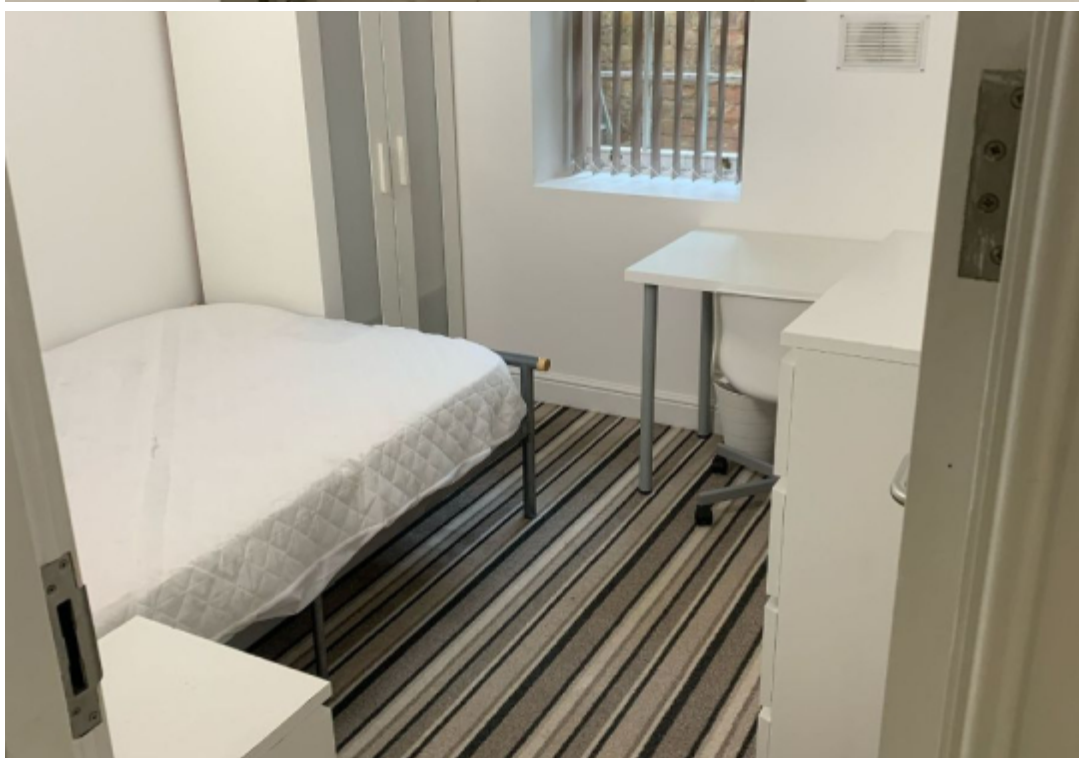
DEPOSIT

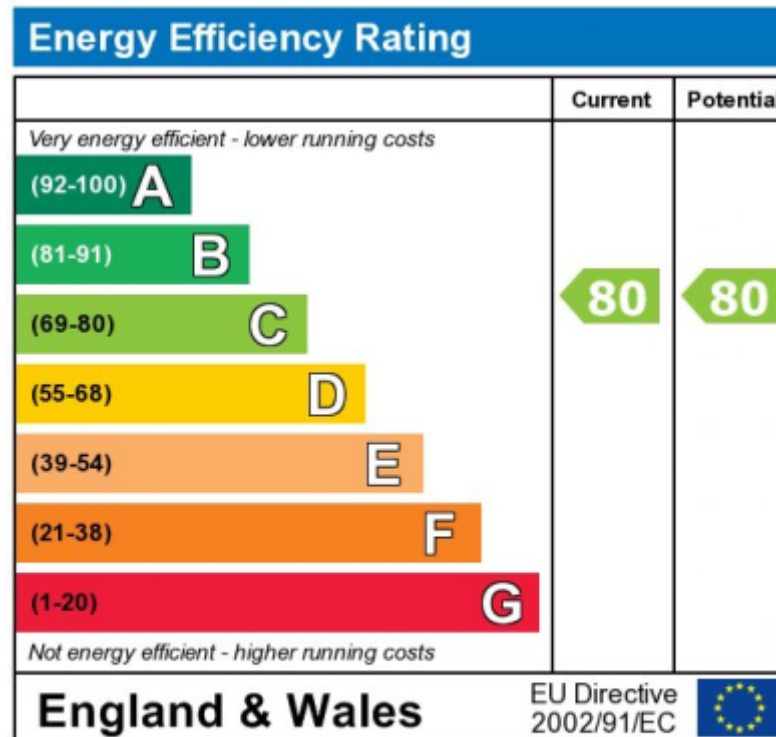
£300 per person

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





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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