



£980 Weekly

Albert Grove

Terraced House | 7 Bedrooms | 2 Bathrooms

0115 697 28 29



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Step Inside

Key Features

- Central Heating
- Close to university
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Good experienced landlords
- Integrated Appliances
- 2 bathrooms
- Basement
- Communal Lounge

Property Description

7 Bed 2 Bathroom Student House - Lenton NG7 1PA £150 pppw - Deposit £300 pp.

Fully Furnished | Ideally located

Excluding bills

01 July 2025 to 28 June 2026 52 Week Contract

Main Particulars

This is Available For the Academic Year 2026/27 for 7 people sharing. Complete with basement movie room which can easily become a games or party room. The property is situated just off Derby Road and Ilkeston Road providing excellent and regular transport links to Nottingham City Centre, QMC and Uni of Nottingham and Nottingham Trent Uni. With a wide range of shops also just at the end of the street and a park that is popular with students in the summer, the property is superbly located.

You'd be signing up for a 52-week contract and you'd need a deposit each of £300 per person. Here's the low down:

All rooms are furnished with a double bed, wardrobe, desk, chair and chest of drawers. Each room has its own character, most even having original fireplaces for decoration.

Upon entering the property there are is a ground floor double bedroom to the right which is furnished with a double bed, wardrobe, chest of drawers, desk, chair and notice board. Further down the corridor, there is another double bedroom. The corridor leads onto the kitchen and lounge, and the stairs to the basement movie/party room.

The kitchen/lounge has a dining table, 2 fridges, a double range cooker plenty of storage space and a sink. There is also a sofa, as to relax whilst conversing in the communal area, or to watch the TV.

The basement is a socialite haven. Sofas, chairs, coffee table and TV makes for a den for gaming or partying. There is even a mini-fridge for easy drink storage - there is no need to go up and down the stairs for refreshments.

On the first floor, there is a shower room and a bathroom, each with toilets and wash hand basins. There are also three further bedrooms on this floor, all with double beds.

Finally, on the second floor, there is plenty of open storage space on the landing. There are two attic rooms, which get a beautiful light throughout most of the day.

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

Deposit: £2,100

Holding Deposit: £980

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Hall

This is a huge Victorian house situated on Albert Grove. As you enter the property it is light, airy and quality.

Bedroom 1

This is a bright white and good-sized bedroom immediately to the right as you enter the front door. With double windows onto Albert Street. Furniture includes double bed, wardrobe, drawers, side cabinet and desk.

Bedroom 2

This is also bright white and good-sized bedroom on the ground floor and has windows overlooking the rear garden. This room is fully furnished and includes double bed, wardrobe, drawers, side cabinet and desk.

Dining Room

This property really comes into its own with this shared space. Viewing or virtual viewing is highly recommended as the space really works for students who have busy lives.

Kitchen

The kitchen in this house is huge. It has a double range cooker. All the mod cons including microwave, fridges etc. This is a perfect space for entertaining. Very classy and aspirational.

Bedroom 3

This is a bright white and good-sized bedroom immediately ahead as you alight the ground floor staircase. This bedroom benefits the front elevation so the occupier can see onto Albert Street. With double windows onto Albert Street. Furniture includes bed, wardrobe and drawers.

Bedroom 4

This is a bright white and good-sized bedroom ahead and to the left as you alight the ground floor staircase. The bedroom is one of the best in the house. It has a double window to the front elevation The occupier can see onto Albert Street and this room has furniture including double bed, wardrobe and drawers.

Bedroom 5

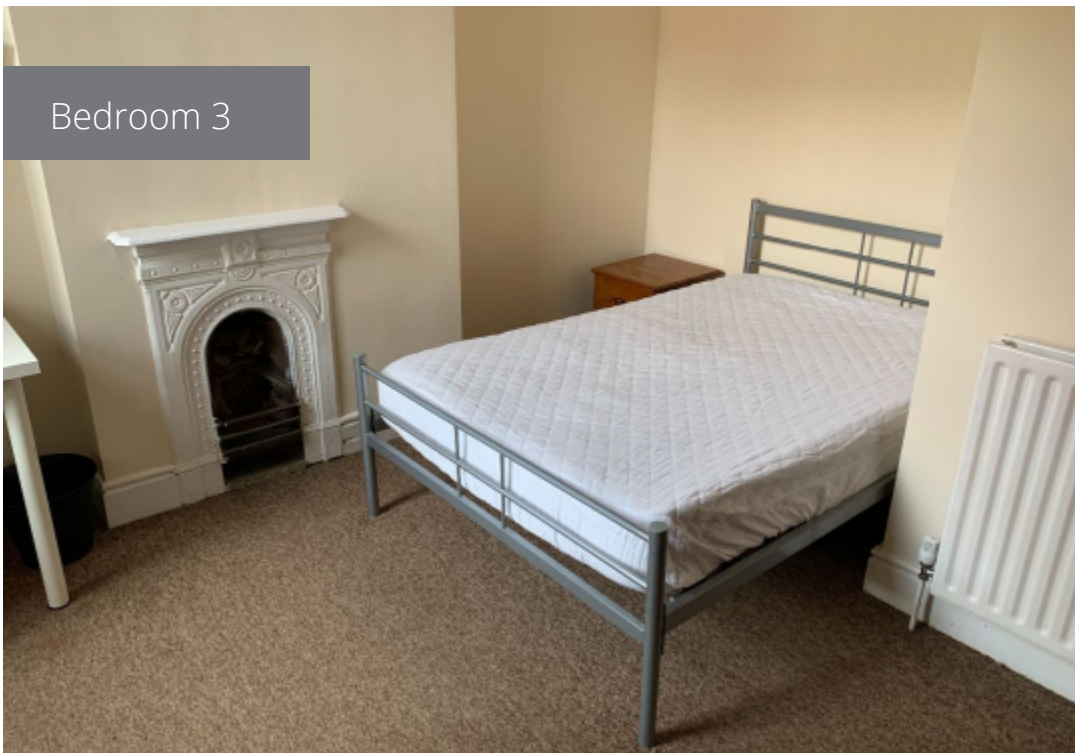
This bedroom is immediately upon you as you alight the ground floor staircase. It is a very large room that overlooks the rear garden. If you are part of a party booking this accommodation. Bagsy this room as it is top drawer.

Bedroom 6

What a gem of a room. Right at the top of the house. Straight ahead as you enter the 3rd floor. With dormer window onto the front elevation. Huge room with double bed, wardrobe, drawers and desk. Please don't be tempted to holler down onto the street.

Bedroom 7

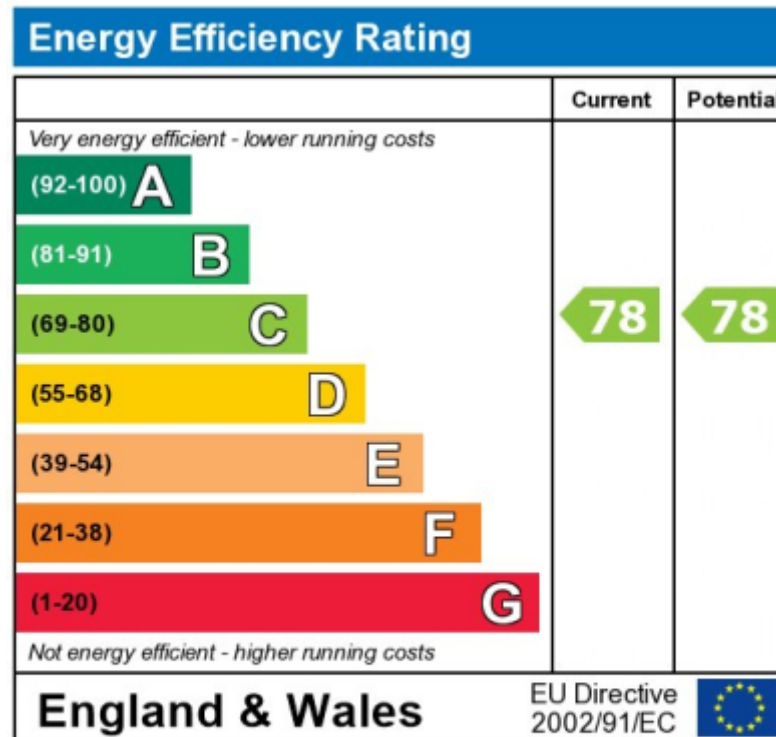
Moving on up through the house onto the 3rd floor is this delightful bedroom. Very spacious. Private, cosy, and fully furnished. With bed, wardrobe and drawers you have plenty of space to live comfortably.





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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