



£850 Monthly

Honeywood Drive, Nottingham

Flat | 1 Bedroom | 1 Bathroom

0115 697 28 29

NORMAN GALLOWAY
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Step Inside

Key Features

- 1 Bathroom
- 1 bedroom apartment
- 5 Weeks Deposit
- Available immediately and long term
- Bills not included
- Fitted Bathroom
- Freshly Redecorated
- Off street parking
- Open plan kitchen diner
- Very Private

Property Description

Stylish and welcoming home on Honeywood Drive offering modern open-plan living with quality finishes throughout. Set in a peaceful yet well-connected Nottingham location, close to Mapperley Top, Carlton Hill, city centre amenities, transport links, universities and local places of worship.

Main Particulars

Nestled in one of Nottingham's most desirable residential pockets, this beautifully finished home on Honeywood Drive offers an irresistible blend of contemporary luxury and warm, welcoming charm. With elegant interiors and thoughtful design throughout, it presents a rare opportunity to experience everyday comfort without compromise.

Free on street parking available.

Step inside and be greeted by a refined living space that flows effortlessly, bathed in natural light and complemented by high-quality finishes. The property's stylish open plan kitchen and inviting reception area providing an ideal backdrop for both relaxed evenings and sophisticated entertaining. Complimented by brand new built in oven and hob.

Outside, Honeywood Drive benefits from a peaceful suburban setting with easy access to essential amenities and community hubs. Daily conveniences are moments away, including with local grocery stores, and Mapperley Top with independent favourites like The Health Food Store and Scent with Love Nottingham nearby. Carlton Hill is also easily accessible - perfect for everyday essentials and thoughtful treats. For more extensive retail options, the city centre's Victoria Centre and Flying Horse Walk are within easy reach, offering a wide range of stores, cafés and leisure experiences.

Education is superbly catered for at every stage, making this an ideal choice for all. Further afield, Nottingham's renowned universities - including the University of Nottingham and Nottingham Trent University - deliver leading higher education and vibrant cultural life just a short commute away.

Transport connections are excellent, with frequent local buses serving the nearby stops and easy access into the heart of Nottingham, while major rail links from Carlton and Nottingham stations connect nationally.

The local community is enriched by a variety of places of worship and spiritual life across Nottingham - from historic churches and welcoming congregations to diverse faith communities - all contributing to a strong sense of belonging in the area. With access to St Judes Church, the Islamic Centre Nottingham Centre Mosque and the Hindu Temple & community centre, you can practice as many religions as you want.

Bring together refined living spaces, everyday conveniences, top-tier education and seamless connectivity, and this home on Honeywood Drive truly offers the best of Nottingham - sophisticated yet beautifully homely, ready to welcome your next chapter of life.

Council tax band: A

Local Authority: Gedling

Deposit: £980

Holding deposit: £196

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

Holding Deposit: £196

Parking options: Driveway

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Accessibility measures: Not suitable for wheelchair users

Rights & easements: Shared driveway

Kitchen/diner

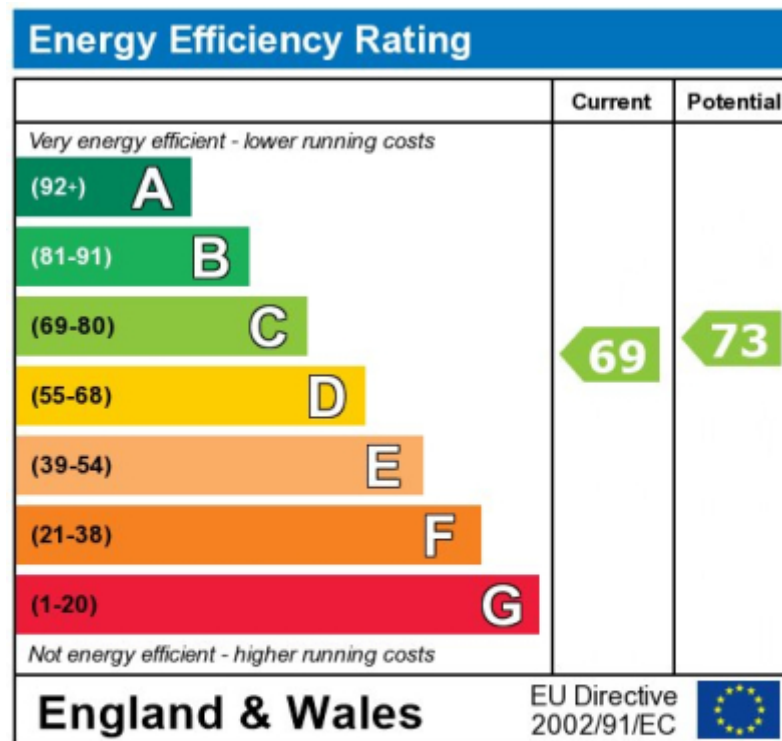
Bedroom

Bathroom

Parking

1x allocated parking space





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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