



£1,195 Monthly

Second Floor Flat, A- Upper Parliament Street, Nottingham

Flat | 2 Bedrooms | 1 Bathroom

0115 697 28 29



[www.normangalloway.co.uk](http://www.normangalloway.co.uk)



# Step Inside

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## Key Features

- 2 Bedrooms
- 5 Weeks Deposit
- Available immediately and long term
- Bills not included
- Central Heating
- Double Bedroom
- Excellent Transport Links
- Fitted Bathroom
- Fitted Kitchen
- Smoking permitted outside

## Property Description

Perfectly located two-bedroom city-centre flat on Upper Parliament Street, offered fully furnished. Excellent bus and tram links, easy access to the inner ring road, and Zone 1 parking by permit. Shops, culture, dining and entertainment on your doorstep.

## Main Particulars

Norman Galloway Sales & Lettings welcome this perfectly located two-bedroom flat on Upper Parliament Street to the market, ideal for modern urban living.

This spacious city-centre flat is conveniently located close to NCT, trentbarton and CT4N bus routes, as well as the tram network providing direct links to Clifton, Hucknall, Stapleford, Bulwell and all stops in between. The property is also within easy reach of the inner ring road (Maid Marian Way), offering convenient access in and out of the city. On-street parking is available in City Centre Zone 1 (subject to approved application from Nottingham City Council).

Offered fully furnished, the flat includes white goods, a sofa suite and bedroom furniture - all you need to bring is a kettle, a vacuum and your belongings.

Fancy a take-away? Feeling fashionable? Everything Nottingham city centre has to offer is right on your doorstep.

This property is ideal for those seeking their own space with room for a home office, friends looking to share, or a couple searching for their first nest.

Nearby attractions & amenities include:

Tesco Express & Sainsbury's Local - everyday grocery shopping close by

Victoria Centre - major shopping centre with retail, food and services

Old Market Square - city hub with events, bars and cafés

Theatre Royal & Royal Concert Hall - Nottingham's key cultural venues

Nottingham Playhouse - renowned theatre and arts space

Nottingham Contemporary - leading contemporary art gallery

Cornerhouse - cinema, restaurants and nightlife

Nottingham Castle - historic landmark and museum

Arboretum Park - green space ideal for walks and downtime

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;

- \* You 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 2 people to pay, and then all 4 to 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: B (Nottingham City Council)

Deposit: £1,615

Holding Deposit: £323

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Broadband: ADSL, FTTC, FTTP

**Entrance hall**

A bright, freshly finished hallway with white walls and modern tiled flooring, creating a clean and welcoming entrance. Natural light flows in from the window at the left, and the space provides direct access to the shower room.

### **Lounge/diner**

An open-plan lounge and kitchen area with a bright, airy layout and tiled flooring throughout. The lounge is furnished with seating and a coffee table, while the fitted kitchen includes ample storage, worktop space, and integrated appliances. Large windows allow plenty of natural light, making this a comfortable and functional living space.

### **Bathroom**

A modern shower room finished with neutral wall tiles and contemporary fittings. It features a glass-enclosed shower, WC, and wash basin with mirror, along with a window for natural light and ventilation, giving the space a fresh and practical feel.

### **Bedroom 1**

Double bedroom with large windows, perfect for watching the world go by. Includes a double bed, wide wooden wardrobe and bedside cabinet.

### **Bedroom 2**

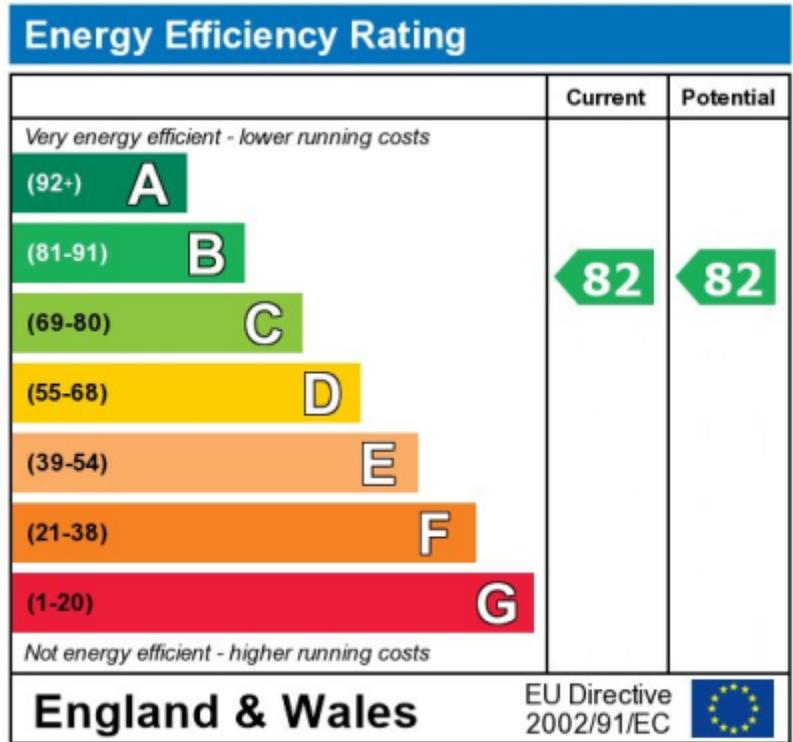
Double bedroom with large windows, perfect for watching the world go by. Includes a double bed, wide wooden wardrobe, desk and desk chair.

### **DEPOSIT**

Holding Deposit: £323.00

Security Deposit: £1,615.00





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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