



£745 Monthly

C32

Studio | 1 Bedroom | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Property Description

Welcome to the Zephyr Building, Sneinton market! This third floor, skyline loft studio. With beautiful skylights, this room is airy and well located in the Sneinton market area. This is ideal for single people, for students or those looking to minimise their commute to the city centre.

Main Particulars

SAME DAY VIEWINGS AVAILABLE

This property boasts an intercom system, making it easy for deliveries and to have friend's round. Near the bus stops, tram and taxi bay, it is perfect for all sorts of travel. The property has a security code entrance and Bluetooth locks on the apartments. High tech and secure, without authorisation no-one can enter your home.

Bills Included (Electricity is capped at £80 of usage per month, any usage beyond this is your responsibility).

In the heart of the creative quarter, there are plenty of Cafes and restaurants (such as Blend and GB Café), galleries (Backlit and Surface), parks (King Edwards Park and St Mary's Rest Gardens), board game cafes (Games Haven) and even independent jewellery, clothing and homeware stores. Leading up to Hockley and the Lace Market, this is a perfect opportunity to thrive in the local environment.

Groceries are a breeze with Murat World Food Centre just across the road. On the way to your errands, you can pick up a meal deal from Tesco or even walk five minutes to Lidl and Falcon.

Like or order things? inPost and Royal Mailboxes are within a five-minute walk. Getting your nails done? DK Nails is a jump away. Like the gym, Victoria Leisure Centre is across the square.

There is a communal bin store and laundry room on the ground floor.

Lift access.

Unfortunately, there is no allocated parking.

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 (Nottingham City Council)

Deposit: £859

Holding Deposit: £171

Electricity supply: Mains

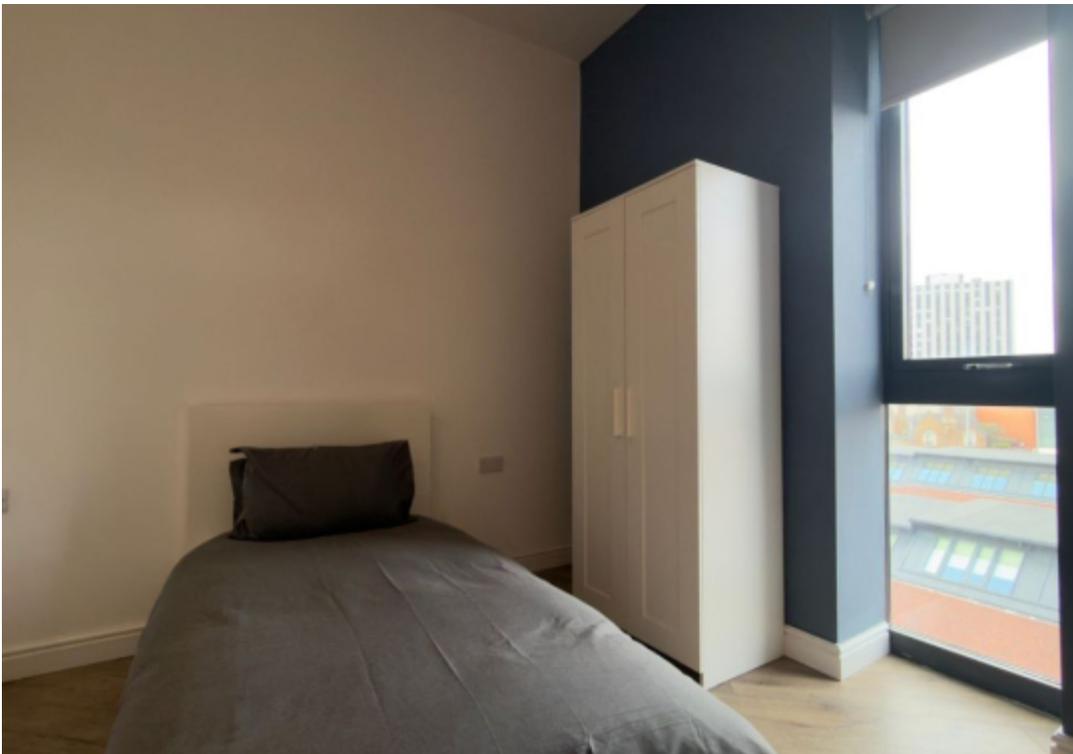
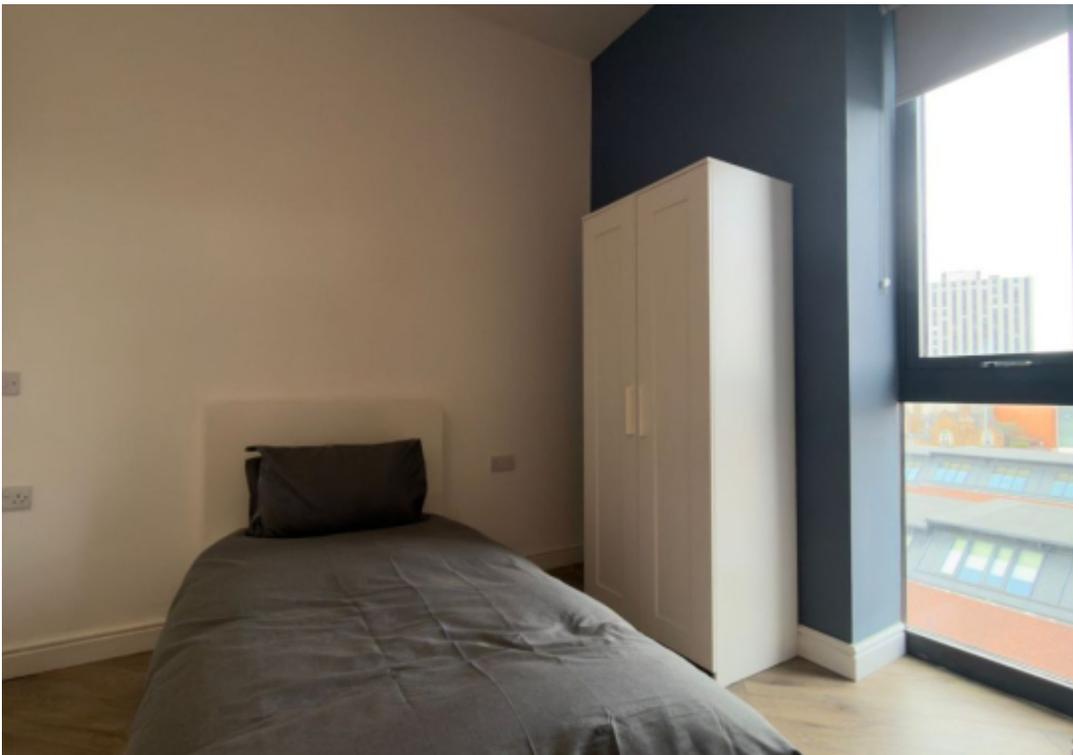
Water supply: Mains

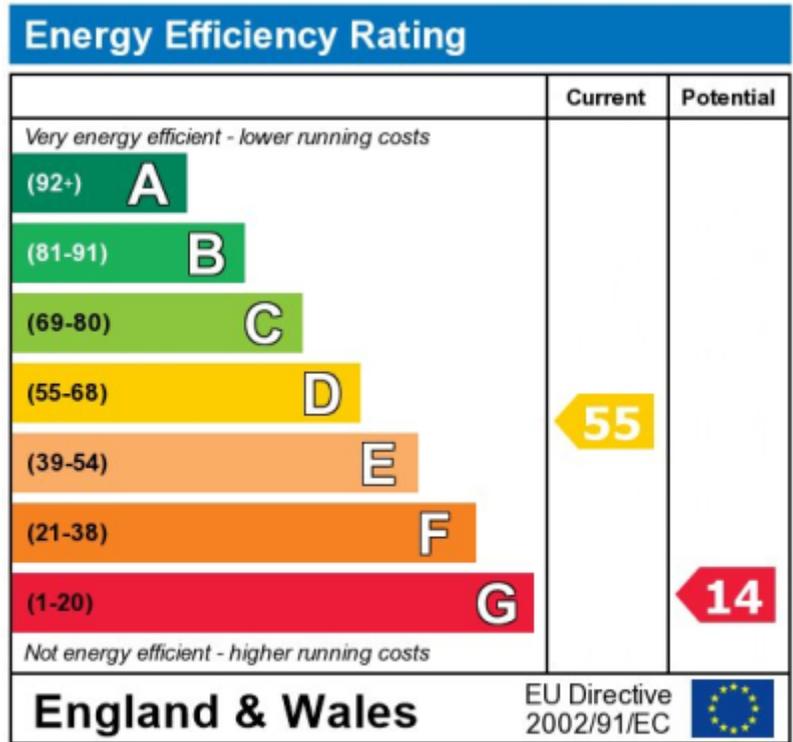
Sewerage: Mains

Broadband: ADSL

Accessibility measures: Step free access, Lift access, Ramped access

Rights & easements: Public right of way





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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