



£725 Monthly

C27

Studio | 1 Bedroom | 1 Bathroom

0115 697 28 29

**NORMAN GALLOWAY**  
Customer Focused | Distinctive Results

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# Step Inside

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## Property Description

Modern third-floor apartment in the heart of the Creative Quarter, offering secure entry and bills included. Surrounded by cafes, gyms, shops and excellent transport links, this property is ideal for students and young professionals seeking convenient city living SAME DAY APPTS AVAILABLE

## Main Particulars

Located on the third floor of this modern development, this apartment offers secure and convenient city living. The building benefits from an intercom system, allowing easy access for visitors and deliveries, alongside a secure coded entrance and Bluetooth-enabled locks to each apartment for added peace of mind.

Positioned within easy reach of bus routes, the tram network and a nearby taxi rank, the property is ideally suited for those needing quick and simple access across the city.

Bills included (electricity usage capped at £80 per month; any usage above this will be the tenant's responsibility).

Set in the heart of the Creative Quarter, the location is surrounded by a vibrant mix of independent cafés, restaurants and galleries, including Blend, GB Café, Backlit and Surface. Green spaces such as King Edward's Park and St Mary's Rest Garden are also close by, along with a variety of independent shops and leisure spots. Hockley and the Lace Market are just a short walk away, making this an ideal base for both students and young professionals.

For day-to-day essentials, Murat World Food Centre is conveniently located opposite the building, while Tesco, Lidl and Falcon are all within a five-minute walk.

Additional nearby amenities include InPost lockers, Royal Mail collection points, DK Nails and Victoria Leisure Centre, all within close proximity.

The development also benefits from a communal laundry room and bin store on the ground floor, as well as lift access to all levels.

Please note, there is no allocated parking available with this property.

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: £836

Holding Deposit: £167

Electricity supply: Mains

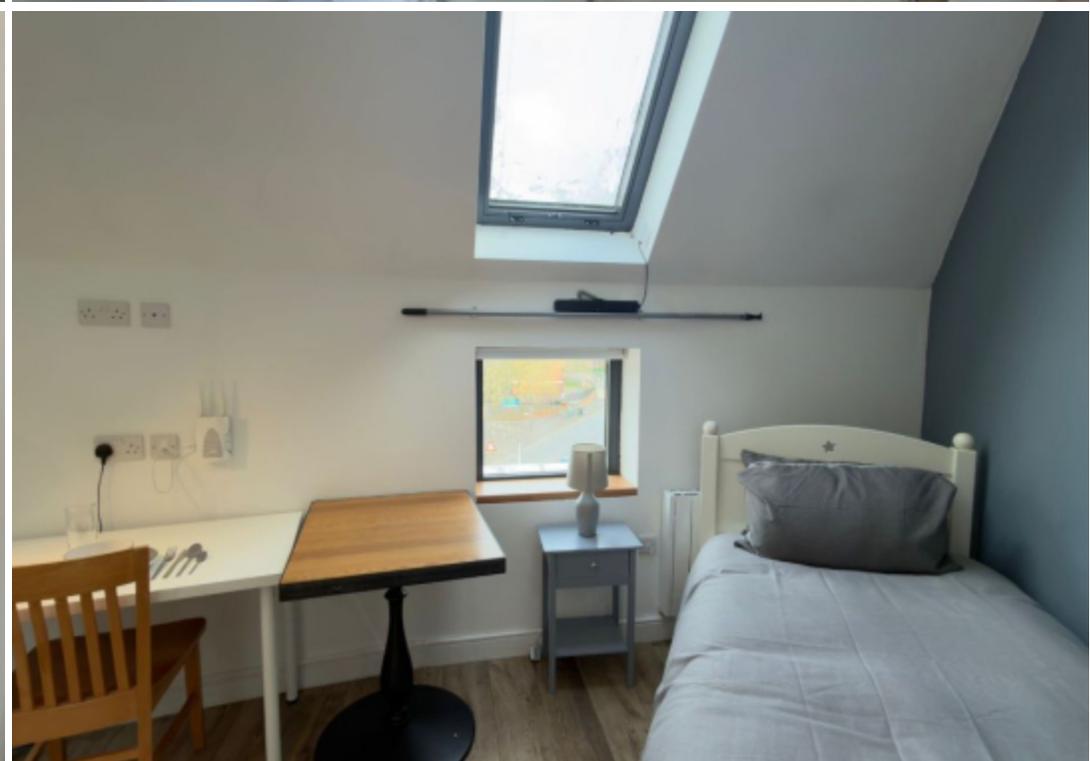
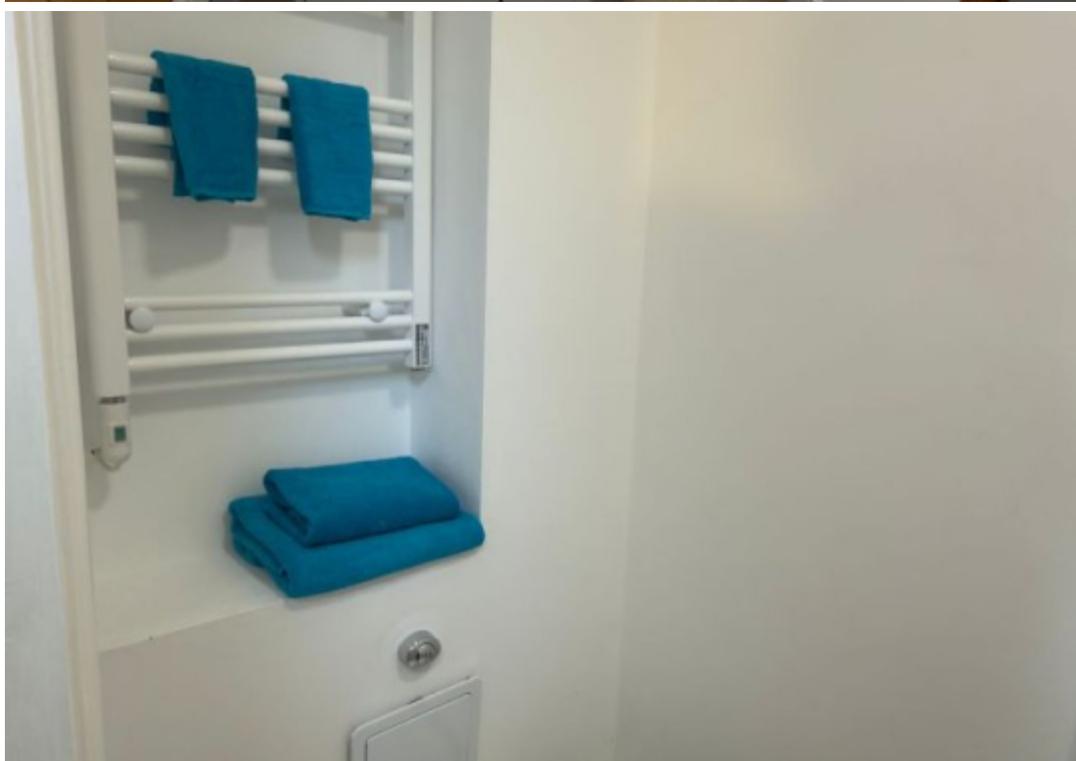
Heating: Electric

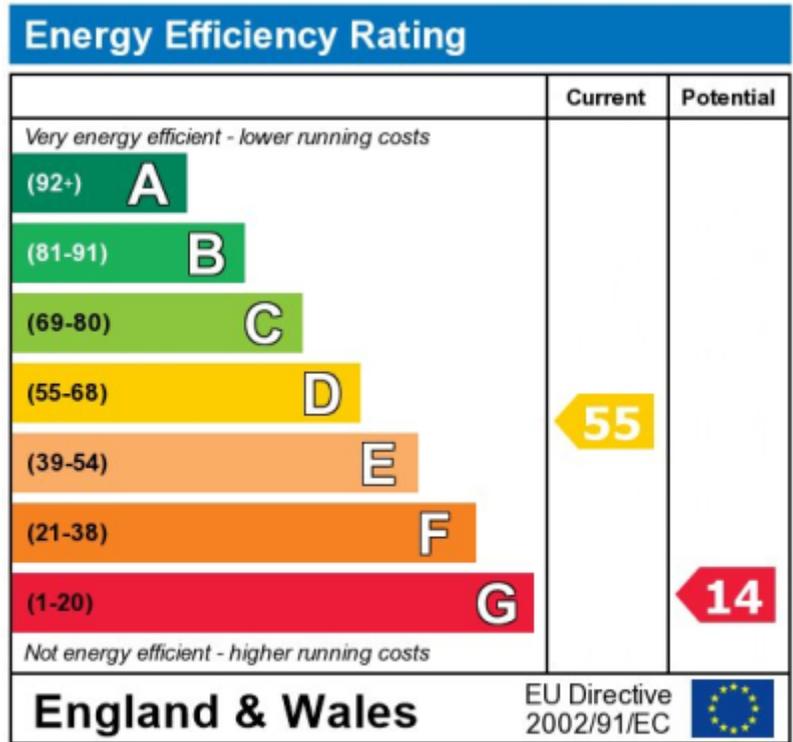
Water supply: Mains

Sewerage: Mains

Broadband: ADSL

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





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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