



£895 Monthly

The Library Gedling Manor, Wood Lane, Gedling, Nottingham NG4 4AD

Apartment | 1 Bedroom | 1 Bathroom

0115 697 28 29

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Step Inside

Key Features

- Huge communal gardens
- Period Features
- Air Conditioning
- Double Bedroom
- Beautiful location
- Lounge in old library
- Storage rooms/space
- Top Floor

Property Description

1 Bedroom huge spacious apartment within the historic Gedling Manor situated 10 min drive from city centre

With large rooms and a quiet location, this property would suit those who enjoy tranquillity. Must view.

Main Particulars

Set within the historic Gedling Manor, this distinctive first floor apartment in the sought-after "Library" building offers a rare opportunity to live within a truly characterful country house setting.

This is not a modern, uniform apartment-and it doesn't try to be. With two exceptionally large rooms, generous proportions and an unconventional layout, the space lends itself to flexible living and will particularly appeal to those who appreciate individuality over standardisation.

Rich in original detail, the property features panelled walls, moulded plaster ceiling friezes and a sense of quiet, understated grandeur throughout. It is a home for someone who values history, craftsmanship and atmosphere.

Accessed via a private gravelled driveway and set within extensive communal gardens, the property offers a peaceful and reflective environment, ideal for those seeking calm within a unique historic setting.

Best suited to tenants who will appreciate and respect the character of the building.

Key features:

Two large, versatile rooms with unique layout

Original period features throughout

Newly decorated bedroom with new carpet

Further updates in progress

Private parking via gravelled drive

Extensive communal gardens

Quiet, historic setting

Unfurnished

Bills not included

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: B (Gedling Borough Council)

Deposit: £1,032

Holding Deposit: £206

Parking options: Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Accessibility measures: Not suitable for wheelchair users

Restrictions: Listed building

Bedroom 1 w: 4.98m x l: 7m (w: 16' 4" x l: 23')

This is a very large bedroom with views out onto the communal grounds. The decor is historic and unique. If you like space and a sense of history, all wrapped up in quiet and calm surroundings. This could be the space for you.

Kitchen w: 2m x l: 4.5m (w: 6' 7" x l: 14' 9")

This is a functional space with fitted cupboards, stainless steel sink, and a single drainer. The sealant is in the process of being replaced.

There is a freestanding cooker included and space for a washing machine and fridge etc.

Lounge w: 4.8m x l: 7.8m (w: 15' 9" x l: 25' 7")

This is truly an amazing space. Steeped in history and was once used as the library for the Manor House. With original wood paneling, period fireplace, and ornate original ceiling frieze moulding.

The library lounge benefits from stunning views out to the communal gardens.

The apartment benefits from electric heat source pumps and is very economical. There is also gas installed.

Store Room w: 0.95m x l: 2.3m (w: 3' 1" x l: 7' 7")

The apartment benefits from 2 storerooms leading off from the main hallway. Great for storing items out of sight but with easy accessibility.

Store Room w: 0.7m x l: 2.3m (w: 2' 4" x l: 7' 7")

The apartment benefits from 2 storerooms leading off from the main hallway. Great for storing items out of sight but with easy accessibility.

WC w: 0.89m x l: 2.3m (w: 2' 11" x l: 7' 7")

Situated next to the bathroom and off the main hallway. With electric heating.

Bathroom w: 2.3m x l: 3.55m (w: 7' 7" x l: 11' 8")

A traditional bathroom complete with, bath, over bath gas shower, and washbasin.

There are two large shelved cupboards offering storage for towels etc.

Hall w: 2.2m x l: 6m (w: 7' 3" x l: 19' 8")

This is a large hallway that leads directly from the front door.

Inner Hallway w: 0.95m x l: 7.5m (w: 3' 1" x l: 24' 7")

The apartment boasts an additional inner hallway, that can be used in a number of ways such as; storage/desk/bookcases/hobbies etc.

DEPOSIT

£625

RENT

£625 payable in advance

Directions

The property can be found within the historic Gedling Manor House. Leave Shearing Hill and proceed up Wood lane. You will see the large white Manor House on the right, just after the new housing development and before Carlton Le Willows School. The Apartment is accessed through the second gateway leading to a graveled drive.

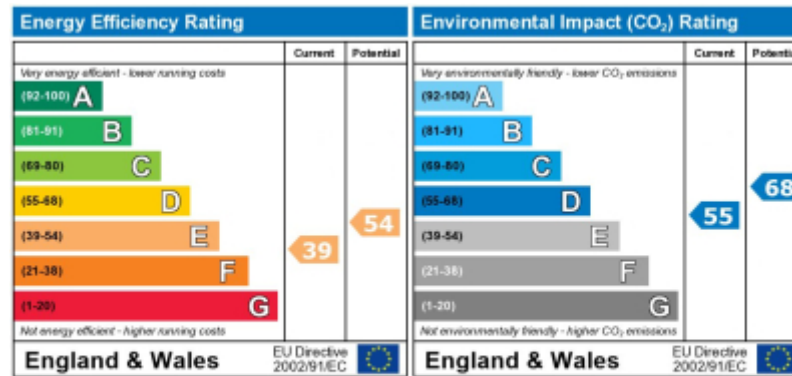
Garden

The Manor House has a large garden to the rear of the property that is maintained by the owner and is for the residents to use.

Parking

There is a private graveled car park for residents and visitors to use.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

Telephone: 0115 697 28 29



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