



£885 Monthly

Mulbery Mews

Flat | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 1 Bathroom
- 2 Bedrooms
- Available Immediately
- Available immediately and long term
- Beautiful location
- Bills not included
- Double Bedroom
- Period Features
- Very Private

Property Description

Characterful 2-bed ground floor flat in historic Gedling Manor. Private entrance, original features and peaceful setting. Air source heat pump for year-round comfort. Includes parking and communal garden. Ideal for professionals or couples seeking quiet living.

Main Particulars

Located within the historic Gedling Manor, this characterful two-bedroom ground floor apartment offers a peaceful setting just a short distance from Nottingham, ideal for professionals or couples seeking a quieter pace of life.

The property benefits from a private entrance and direct access from the communal car park, making day-to-day living easy and convenient.

Inside, the flat retains original features including wood panelling, creating a warm and distinctive living space. While full of character, the property also benefits from a modern air source heat pump, providing efficient heating in winter and cooling in summer.

The property includes two bedrooms, a bathroom with full-size bath and overhead shower, and a kitchen fitted with a gas hob.

Externally, residents have access to a well-maintained communal garden, with the option to get involved (subject to landlord approval).

Key features:

Two-bedroom ground floor apartment

Private entrance

Quiet, sought-after location within Gedling Manor

Air source heat pump (heating & cooling)

Original character features

Full-size bath with overhead shower

Gas hob

Gas central heating

One allocated parking space

Communal garden

Unfurnished

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: £1,021

Holding Deposit: £204

Parking options: Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains, Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Restrictions: Listed building

Rights & easements: Shared driveway

Entrance hall

Bedroom 1

Hall

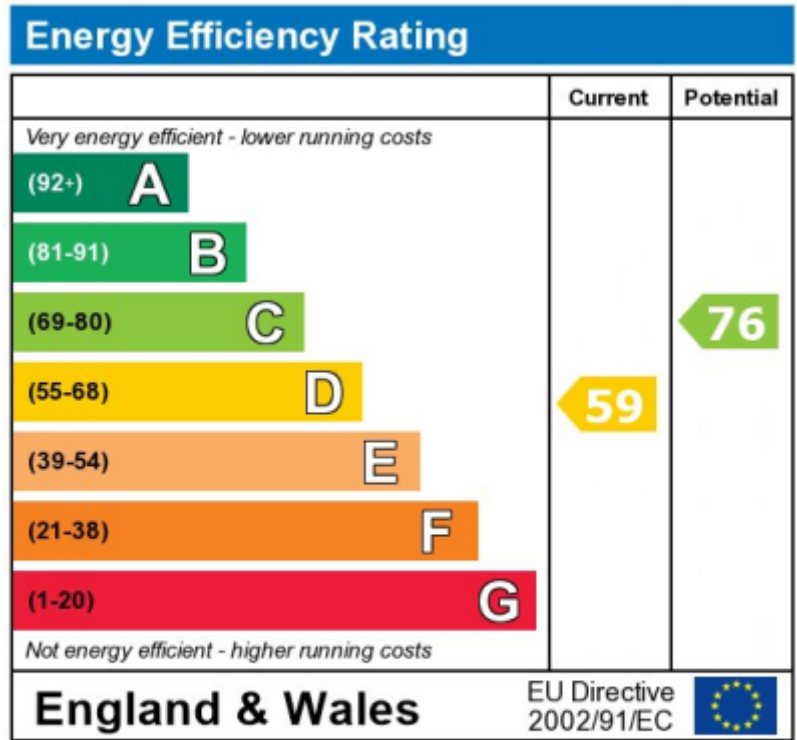
Bedroom 2

Lounge/diner

Bathroom

Utility





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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