



£1,150 Monthly

First Floor Flat, A- Upper Parliament Street, Nottingham

Flat | 3 Bedrooms | 1 Bathroom

0115 697 28 29

NORMAN GALLOWAY
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Step Inside

Key Features

- 1 Bathroom
- 3 double bedrooms
- Available immediately and long term
- Bills not included
- CCTV
- Central Heating
- Close to university
- Excellent Transport Links
- Fitted Bathroom
- Fitted Kitchen

Property Description

Available now - spacious, fully furnished three-bedroom apartment in the heart of Nottingham City Centre. Modern fitted kitchen with white goods, bright living space and just 5-10 mins from NTU City Campus. Excellent tram and bus links with shops, restaurants and entertainment nearby.

Main Particulars

Well-presented three-bedroom apartment in the heart of Nottingham City Centre, ideally suited to students, professional sharers or working professionals seeking a central location with excellent transport links and amenities on the doorstep.

Offered fully furnished, the apartment comprises a modern fitted kitchen with white goods, a bright and comfortable living area with sofa suite, three furnished bedrooms and a bathroom. Each bedroom is presented with essential furniture, creating a practical and ready-to-move-into home.

Situated on Upper Parliament Street, the property benefits from outstanding connectivity. Multiple NCT, trentbarton and CT4N bus routes operate nearby, alongside the tram network offering direct links across Nottingham including Clifton, Hucknall, Stapleford and Bulwell. The inner ring road (Maid Marian Way) is also easily accessible for convenient travel in and out of the city.

Perfectly positioned for city living, the apartment is approximately 5-10 minutes from Nottingham Trent University City Campus (with the Newton Building being among the closest academic buildings) and within easy reach of major employers and transport connections.

Residents will benefit from being moments from a wide range of shops, restaurants, entertainment and cultural venues including:

Victoria Centre
Old Market Square
Theatre Royal & Royal Concert Hall
Nottingham Playhouse
Nottingham Contemporary
The Cornerhouse
Nottingham Castle
The Arboretum

On-street parking may be available within City Centre Zone 1, subject to permit approval from Nottingham City Council.

EPC Rating: C (77)
Council Tax Band: C

Available now. Early viewing strongly recommended.

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: C (Nottingham City Council)

Deposit: £1,326

Holding Deposit: £265

Electricity supply: Mains

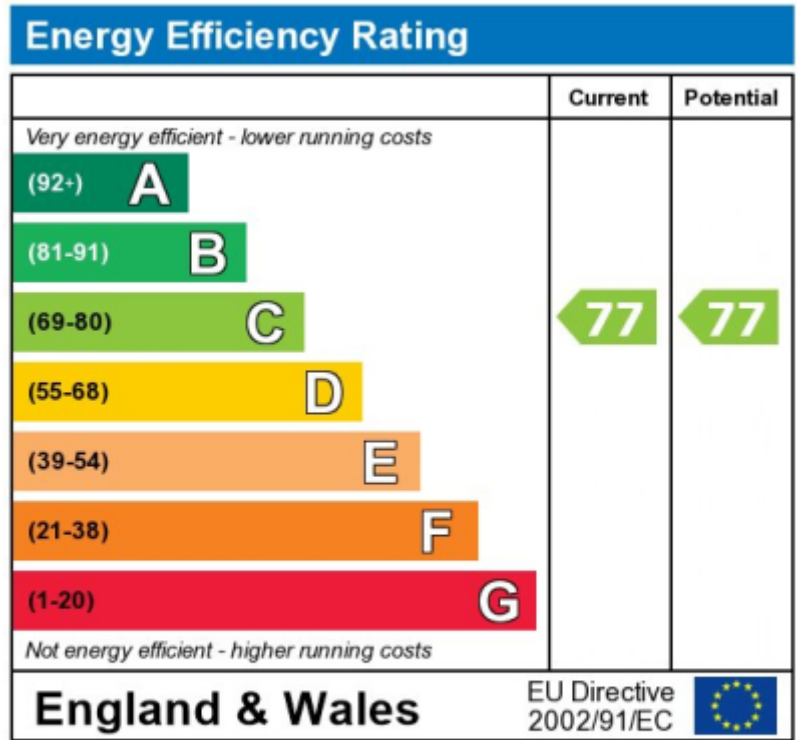
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP





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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