



£1,085 Weekly

Cottesmore Rd

Terraced House | 7 Bedrooms | 3 Bathrooms

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- 2 Shower Rooms
- 7 Bedroom House
- Basement
- Bills not included
- Central Heating
- Close to university
- Communal Area
- Communal Lounge
- Double Glazing
- Entertaining Space

Property Description

7 Bed - 3 Bathroom - Student House- Lenton Triangle NG7

Rent £155 pppwk (bills not included)

Deposit £250 pp

Available 5th July 2027

Main Particulars

Great Student House Share - 7 Bed, 3 Bathrooms

This is a fantastic opportunity for you and your friends to share a 7 bed, student house, within an easy walk of Nottingham Trent University and the Jubilee Campus. This house is in excellent condition throughout with high-end finishes. You'd need a deposit each of £250 per person (Look after this house and you get all of your deposit back!).

Here's the low down:

Seven fully furnished double bedrooms, ready for a large group of friends to live in.

BRAND NEW washer/dryer and fridge this year.

Large kitchen and separate Lounge.

Sorry guys, bills are not included - but then again, that's a small price to pay for such a fab house. Bills Bundle available, just ask for details.

There are shops at the end of the road, a park to meet friends in the summer and most houses nearby are student properties. So this really is in the heart of Nottingham's premier student area.

GET IN TOUCH NOW, YOU REALLY NEED TO SEE THIS ONE BEFORE IT'S TOO LATE.

AVAILABLE FROM 5th JULY 2027

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 holding 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

. Fail the referencing checks

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. As an example, a tenancy with 2 adults and 2 guarantors will require 4 people to be reference-checked, 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: Student (Nottingham City Council)

Deposit: £1,750

Holding Deposit: £1,085

Parking options: On Street

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Kitchen/diner

Large kitchen diner, ample worktops and cabinets.

2 ovens and hobs

Large wall mounted flat screen TV

Fresh and modern design

Lounge

Separate communal lounge

Large flat screen TV

Modern couch, lamp and chillout space

Bathroom

Modern bathroom with bath, sink and toilet

Shower

Shower room located on the first floor

Shower

Shower room located on the ground floor

Bedroom 1

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

Bedroom 2

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

Bedroom 3

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

Bedroom 4

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

Bedroom 5

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

Bedroom 6

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

Bedroom 7

Complete with 3/4 bed, wardrobe, desk, chair, chest of drawers.

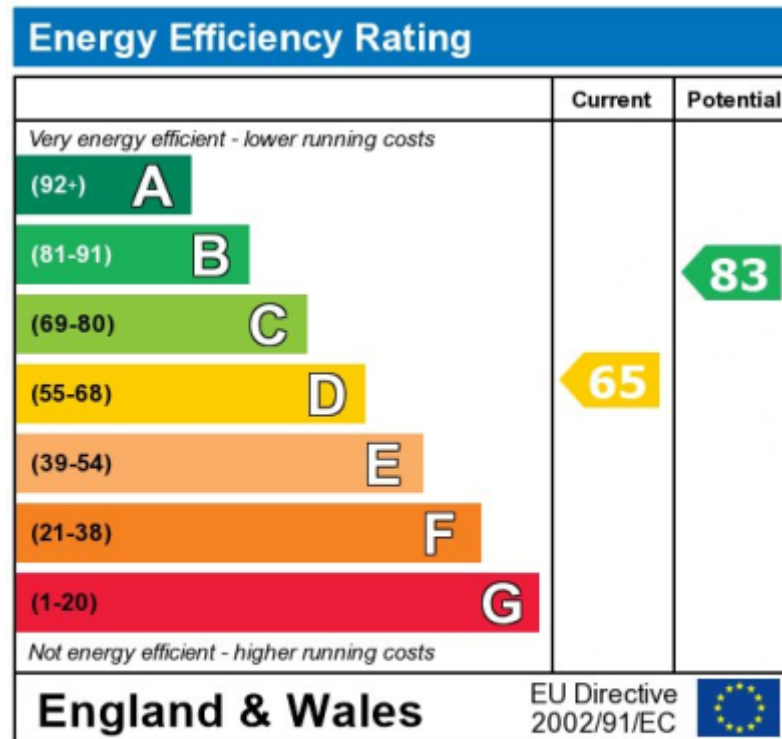
Entrance/Hallway

This property has beautiful entrance hallway, stairs and landing, complete with stained wooden flooring and tasteful contemporary artwork.

Garden

This property boasts great outside space with trendy garden furniture so that you can chill outside with your friends.





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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