

## 2, Linen House, Hartley Road, Radford, Nottingham NG7 3BB



**£625 Per Month**



- ALLOCATED Parking
- AVAILABLE 16th JULY
- UNFURNISHED
- FOB Entry System
- BAND B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Belvoir are delighted to offer to the market this 2 bedroom character apartment to rent - AVAILABLE 16th JULY!!!

Located on the ground floor and benefitting from internal views and the added security of the private court yard.

This property has a modern finish with high ceilings and original features whilst also benefitting from the scale of the rooms of the former factory in which it was developed. Large full length windows and bath the property in natural light and the secondary glazing that retained the external aesthetics of the buildings listed status with the energy efficiency required for a modern development.

This apartment benefits from the use of a secure gated car park of which one parking space is allocated and accessed via a secure entry fob system, the same goes for the development itself which also have secure gated entry systems and intercom systems to each apartment.

Available now and we also have a video tour of the apartment to aid the application process - please contact the office for more details or should you wish to apply

Please follow the link below to watch the virtual tour of this property:

<https://drive.google.com/drive/folders/1f5zfCCC4LeJS7WittpVOrpZVoxGNXWzusp=sharing>

Holding deposit: Equal to 1 weeks rent

Dilapidation deposit Equal to 5 weeks rent

Tenancies with Pets charged at an increased rent of 6%

Late rent is charged @ £ 3% above the bank of England base rate of inflation

Key replacement £ 50.00

Changes to contracts £ 50.00

Change of sharer £ 75.00

Permitted occupier £ 75.00

Surrender of Tenancy £418.80

## Tenant Protection

We are a member of NALS & Safe Agent, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

