



Nottingham One, NG1 7HT
£950 PCM

 LIBERTY
GATE

Nottingham One NG1 7HT

A fantastic opportunity to rent this well presented **FURNISHED, TWO BEDROOM** apartment located within the highly desirable Nottingham One development. Benefiting from two bedrooms, a bathroom, modern fitted kitchen, open plan living area and **SECURE ALLOCATED CAR PARKING**.

Entrance Hallway

Leading in from the secure communal corridor into the apartment you are greeted by a spacious entrance hallway with white painted walls and modern grey stone effect lino flooring. There is the added benefit of three good sized storage cupboards and shelving along one wall. Further doors lead to:

Bedroom 1 12'9" x 10'8" (3.89 x 3.26)

The larger of the two double bedrooms is neutrally decorated with white walls and woodwork which is complimented by the cream carpet on the floors. The room comes with a city facing window which allows for lots of natural light and is furnished with a double bed with mattress a modern designed wardrobe, chest of drawers and a two bed side tables.

Bedroom 2 12'9" x 9'2" (3.89 x 2.80)

The second of the two double bedrooms is neutrally decorated with white walls and woodwork which is complimented by the cream carpet on the floors. The room also benefits from a city facing juliet balcony and is furnished with a double bed with mattress a modern designed wardrobe, chest of drawers and two bed side tables.

Bathroom 7'1" x 6'5" (2.16 x 1.98)

A modern designed bathroom which comes fitted with a white suite comprising of a WC and wash hand basin with chrome mixer tap, bath with chrome tap and mixer shower over. The room is well decorated with white painted walls, white tiled splash backs and stone effect floor finish.

Kitchen 13'1" x 7'8" (4.0 x 2.34)

Opening on from the entrance hallway is the modern open plan kitchen which comes complete with a range of white wall and base cupboard units and includes a range of appliances including a dishwasher, washing machine, fridge/freezer and electric oven, hob and extractor hood. The kitchen has plenty of worktop space and has a stone effect lino floor.

Living Area 12'9" x 11'2" (3.89 x 3.41)

Opening on from the kitchen is the large open plan living area which is neutrally decorated with white walls and woodwork which is complimented by a modern cream carpet throughout.. The room benefits from a juliet balcony which offers excellent views towards Nottingham's city centre and comes well furnished with a good sized three seater sofa, black coffee table, black side table and a dining table with two chairs.



Car Park Space

This apartment comes with the added benefit of a parking space in the secure underground car park.

Please Note

This apartment is offered Furnished for £950 pcm.

There is one secure allocated car parking with this apartment.

A Security Deposit equivalent to five weeks rent is payable (Security Deposit: £1096), one week of which will be taken to hold the property (Holding Deposit: £219). NO APPLICATION FEES ARE PAYABLE FOR THIS PROPERTY.

PROFESSIONAL TENANTS ONLY - AVAILABLE IMMEDIATELY

Information for Tenants

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Holding Deposit – Capped at One Weeks Rent

Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Deposit – Capped at 5 Weeks Rent where the annual rent is under £50,000 and 6 weeks rent where the annual rent is £50,000 or higher.

This will cover damages and defaults by the tenant as detailed in the AST during the tenancy.

Late Payment of Rent

Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears.

Lost Keys or Security Devices

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. The tenant can be held responsible for organising the above.

Variation or Changes to an Existing Tenancy Agreement - £50.00 (inc. VAT) per change.

This charge will cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. This also covers costs in 'change of sharer' situations and covers the landlord's costs in securing a new sharing and associated legal requirements in processing that new sharers application.

Early Termination as requested by Tenant

Should you wish to leave the property before the end of your tenancy agreement, and should the landlord agree to this, then you will be liable to cover the landlord's costs of re-letting the property as well as any rent due under the terms of your tenancy agreement up until the point the replacement tenancy commences.

Utility Payments

Tenants will remain responsible, unless agreed otherwise, for all utility payments, TV licence and Council Tax accounts. Please refer to your AST for full information.

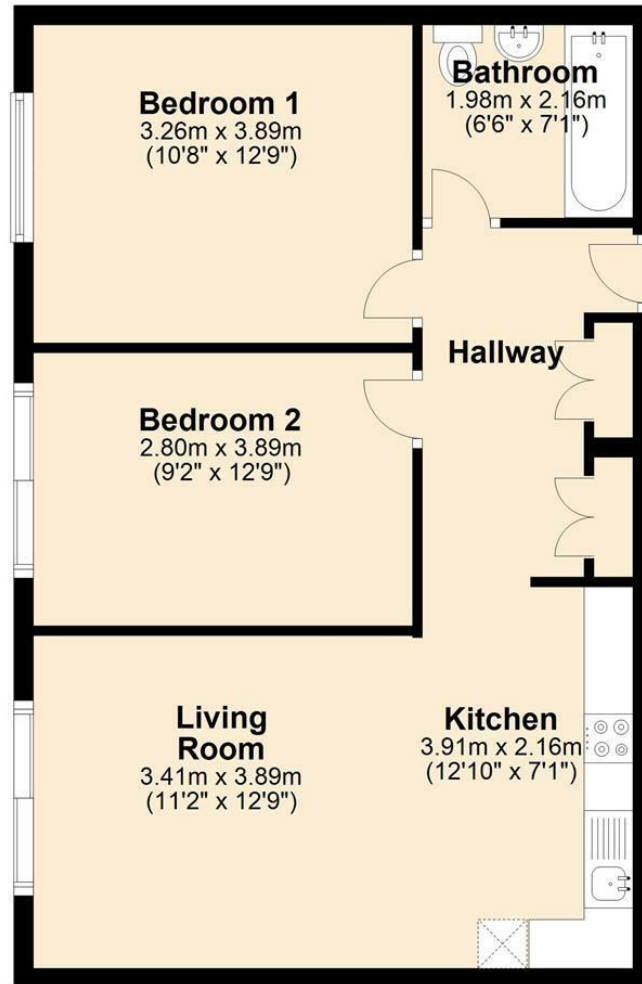
Tenant Protection

Liberty Gate is a member of Property Mark, 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 the websites <https://www.tpos.co.uk>, www.propertymark.co.uk or by speaking to us directly.



Second Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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