



Room 4, 96b Radcliffe Road, Nottingham, NG2 5HH
£550 PCM

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Beautiful furnished room available in a recently refurbished house, very close to West Bridgford town centre, bus stops and train station. ALL BILLS ARE INCLUDED as well as a weekly cleaner to the communal areas. The house is kept to a very high standard, so why not come and see for yourself what a great place this is to call your home.

Beautiful room available to rent in a 6 bedroom house, very close to West Bridgford town centre, bus stops and train station. ALL BILLS ARE INCLUDED as well as a weekly cleaner to the communal areas. The house is kept to a very high standard, so why not come and see for yourself what a great place this is to call your home.

Home amenities: Fully furnished, reception room with flat screen 3D TV with a virgin media tv and Sky sports package included. Fully equipped, high gloss, white dining kitchen with breakfast bar and dining table. Flat screen Freeview TV with DVD player. Large utility room with American style fridge freezers, washing machines and dryer (coin operated), dishwasher, microwave. High speed WiFi broadband throughout. TV points in every bedroom. Secure bicycle storage, off street parking.

The bright room has a double bed, wardrobe, chest of drawers and desk and chair. The bathroom is a shared bathroom with a three piece white suite including a WC, pedestal wash hand basin and a walk in corner shower. The bathroom is only shared with one other person.

Most of the other housemates are new to the area. They keep the house very tidily and are respectful of each others privacy, but at the same time they are very happy to socialise and have some fun. Some of them have even been on holiday together. The dynamic of the house is young professionals aged between 22 to 30 years.

Comments: Safe location, ideally situated, 5 min walk to West Bridgford town centre, Tesco extra, train station and main bus routes. The house is maintained to a very high standard.

We are looking for working professionals, to share this friendly home. The room is available to view, so please feel free to call if you require any additional information.

Needs to be seen to appreciate the quality of accommodation on offer. Please don't hesitate in contacting me to arrange a viewing

Rent of £550 PCM

Security Deposit equivalent to one months rent is payable (Security Deposit: £550.00), one week of which will be taken to hold the property (Holding Deposit: £125.00). NO ADMINISTRATION FEES ARE PAYABLE FOR THIS PROPERTY.

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.

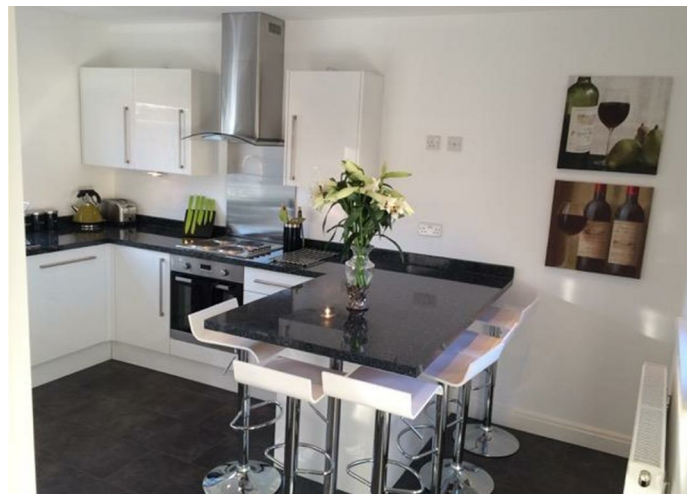
Utility Payments

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

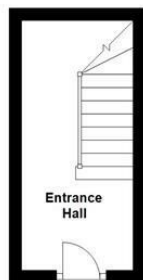
Liberty Gate is a member of Property Mark, which is a Client Money Protection Scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the websites <https://www.tpos.co.uk>, www.propertymark.co.uk or by speaking to us directly.

IMPORTANT NOTE: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate and any images shown are copyright.





Ground Floor
Approx. 7.3 sq. metres (78.1 sq. feet)



Total area: approx. 181.7 sq. metres (1955.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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