



Apartment 9 The Point Bellar Gate, Nottingham, NG1 1JN
£1,100 PCM

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A fantastic opportunity to rent this **TWO DOUBLE BEDROOM FURNISHED** third floor **CORNER APARTMENT** in the highly desirable Point development in the Lace Market. Benefiting from two double bedrooms, two bathrooms, an open plan living area, **HIGH SPEC KITCHEN**, balcony and **SECURE PARKING**.

A fantastic opportunity to rent this **TWO DOUBLE BEDROOM FURNISHED** third floor **CORNER APARTMENT** in the highly desirable Point development in the Lace Market area. Benefiting from two double bedrooms, two bathrooms, an open plan living area, **HIGH SPEC KITCHEN**, balcony and **SECURE PARKING**.

The apartment comprises of:

Entrance Hallway

A neutrally decorated entrance hallway with pendant light fittings and in built storage cupboard housing a hot water cylinder.

Principle Bedroom 14'0" x 9'6" (4.27m x 2.90m)

A spacious double bedroom which is neutrally decorated and benefits from a fitted double wardrobe unit, double glazed window and wall mounted combination boiler in a cupboard.

A door leads to:

Ensuite Bathroom 7'7" x 5'7" (2.33m x 1.71m)

Leading through from the master bedroom is the en suite bathroom which benefits from a white suite comprising of a low level WC, pedestal wash hand basin and a bath with mixer shower over.

Bedroom Two 9'10" x 8'10" (3.02m x 2.70m)

The second of the two bedrooms is neutrally decorated with painted walls and wood effect laminate flooring. The room benefits from fitted double wardrobes and a double glazed window.

Shower Room 6'1" x 5'6" (1.86m x 1.68m)

A shower room complete with a white suite comprising of a low level WC, pedestal wash hand basin and cubical shower unit with glass doors.

Living Area 14'3" x 13'3" (4.36m x 4.06m)

Opening on from the modern fitted kitchen is the living area with dual aspect windows and door leading to the balcony. The room is well decorated with painted walls and wood effect laminate flooring.

Kitchen 10'1" x 9'10" (3.09m x 3.00m)

The modern fitted kitchen comes complete with a range of wooden wall and base cupboard units complete with granite work surfaces. Benefiting from integrated appliances including a fridge / freezer, washer / dryer, slim line dishwasher, electric oven, four burner gas hob and extractor hood over.

Balcony 10'1" x 3'8" (3.09m x 1.14m)

Accessed via the living area is the balcony which over looks Nottingham.



Please Note

This apartment is available furnished at £1100 pcm - the apartment comes with an allocated parking space in the gated car park.

Security Deposit equivalent to five weeks rent is payable (Security Deposit: £1269.00), one week of which will be taken to hold the property (Holding Deposit: £253.00). NO ADMINISTRATION FEES ARE PAYABLE FOR THIS PROPERTY.

Council Tax Band D - Nottingham City Council.

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.

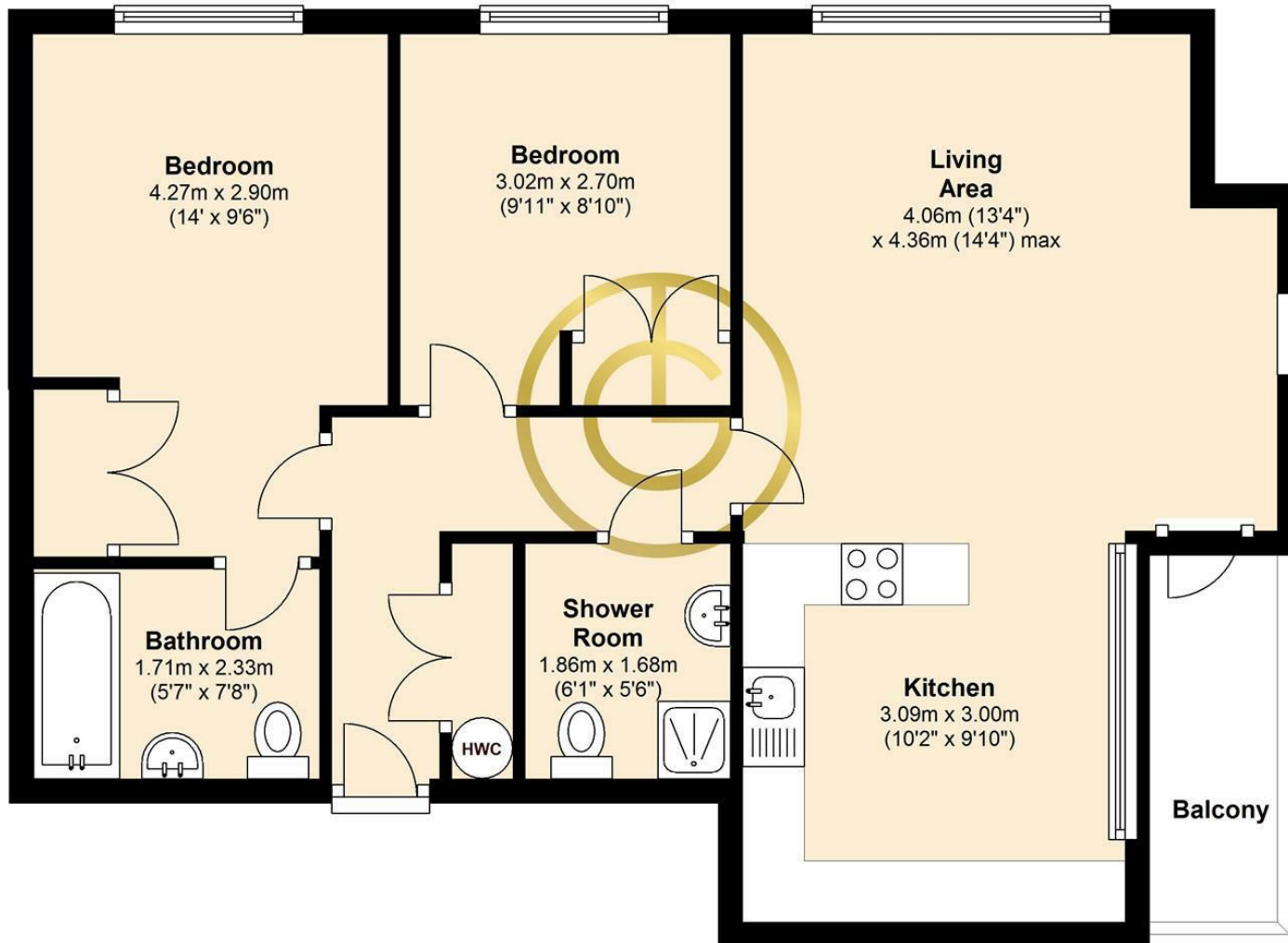
Tenant Protection

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.



Third Floor



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	79	79
EU Directive 2002/91/EC		

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