



Newdigate Street, Nottingham, NG7 4FD  
£126 Per Week



# Newdigate Street Nottingham NG7 4FD

**ATTENTION Groups of 9 STUDENTS - AVAILABLE ACADEMIC YEAR 2023 / 2024... A unique opportunity to rent this RARE GEM of 9 DOUBLE BEDROOMS in this DETACHED house share INCLUSIVE OF BILLS for £126PPPW EACH.**

**This Fully Certified house is within WALKING DISTANCE from NTU, local bars, shops and restaurants.**

A unique opportunity to rent 9 Double rooms in this furnished detached shared house. The fully accredited accommodation is available to rent at £126 per person per week with bills included.

The accommodation is spread over 3 floors and briefly comprises of 9 bedrooms which have all been tastefully decorated throughout.

There are 3 shower rooms split between the ground and first floor which all come complete with a white suite comprising of a walk-in shower cubical, low level WC and pedestal wash hand basin. In addition, there is one bathroom on the first floor which benefits from a bath with shower over, low level WC and pedestal wash hand basin with chrome fittings.

On the ground floor is a large kitchen which comes complete with a range of wall and base cupboard units, sink with mixer tap and draining board. In built appliances include two electric ovens, two four burner gas hobs with extractor hoods over.

Leading through from the kitchen is the dining area which benefits from additional work top space with an inset sink with a washing machine, mixer tap and draining board.

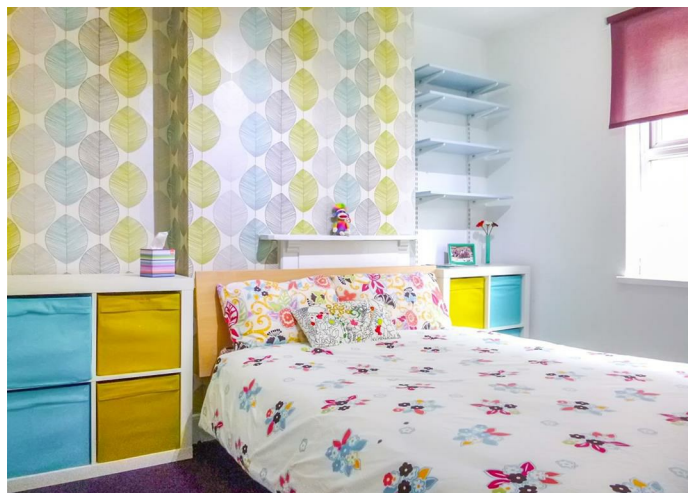
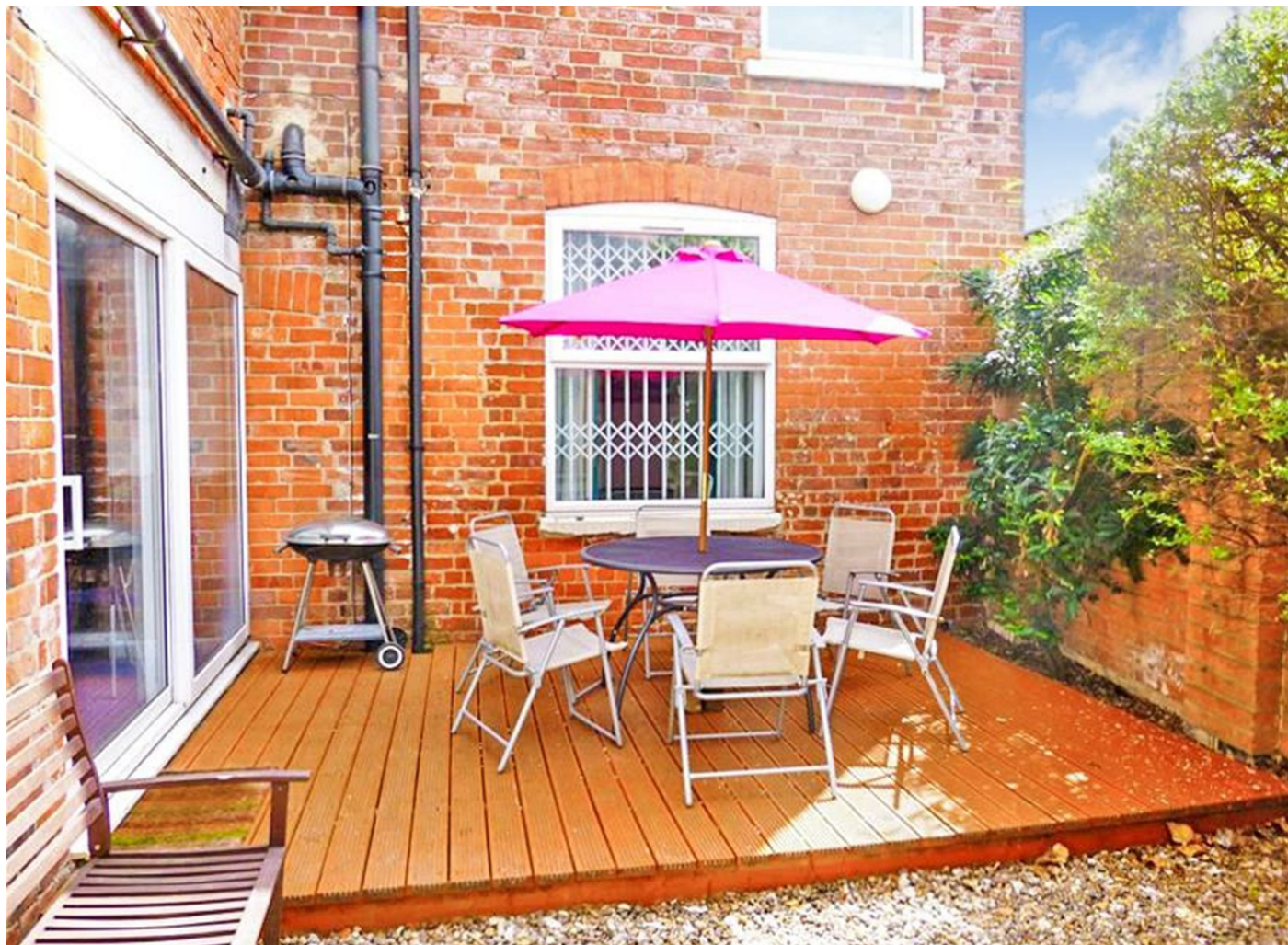
Additionally there is a separate living area which has been tastefully decorated throughout and benefits from a double glazed window allowing lots of natural light.

To the rear of the property there is an enclosed courtyard garden with a covered decked seating area.

The property is fully furnished throughout and is also wired for fibre broadband and wifi.

The property benefits from double glazing and gas central heating throughout and is located approximately 10 minutes walk from NTU and close to local bars, shops and restaurants.

On street parking is available for residents - permit required.



## PLEASE NOTE

This house share is available furnished at £126pppw including bills

A Security Deposit equivalent to five weeks rent is payable (Security Deposit: £630 per room), one week of which will be taken to hold the property (Holding Deposit: £126 per room).

NO APPLICATION 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 sharer and associated legal requirements in processing that new sharer's 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.

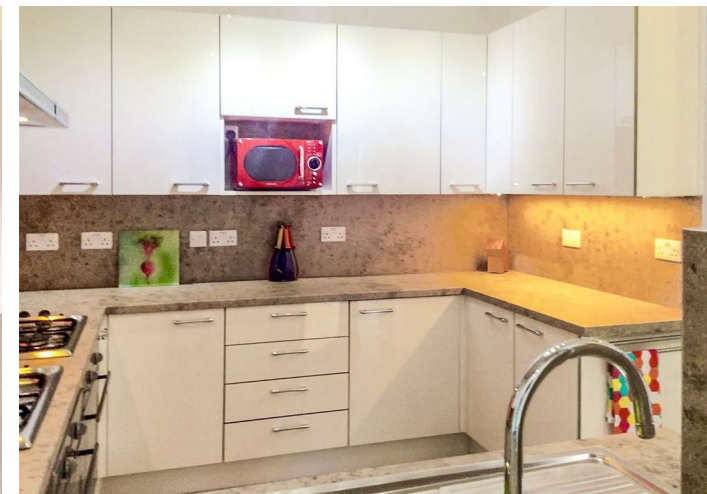
**Utility Payments**

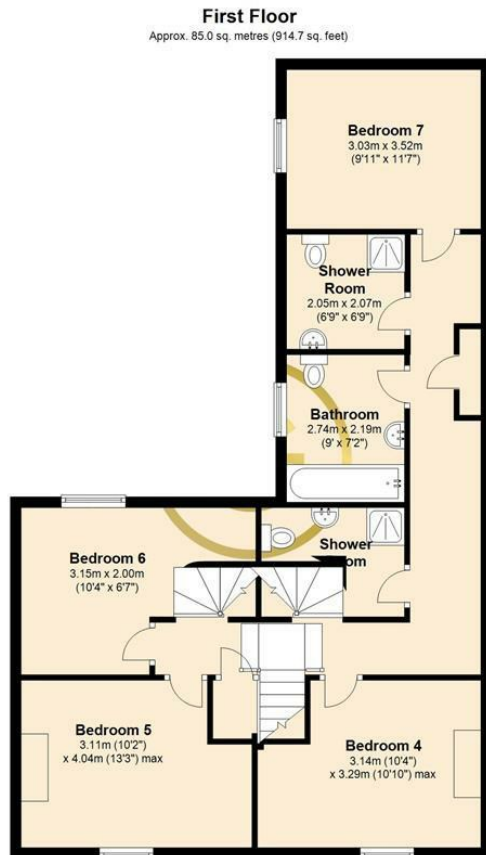
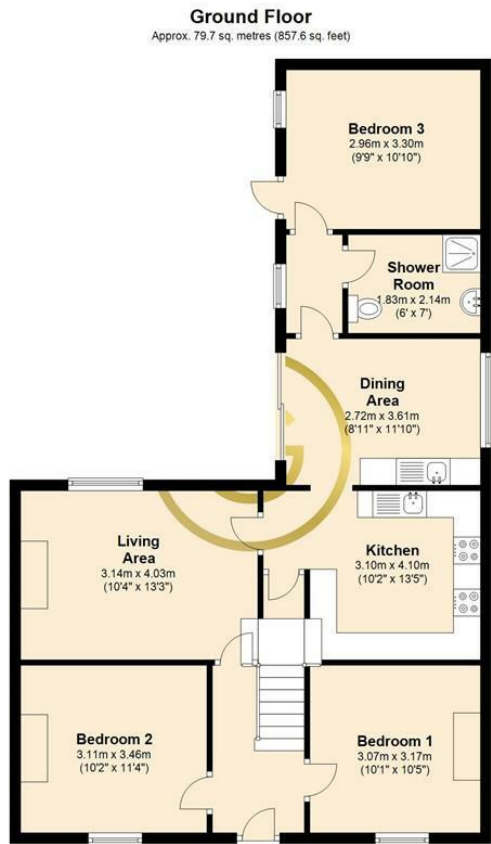
Tenants will remain responsible, unless agreed otherwise, for all utility payments, TV licence and Council Tax accounts. Please refer to your AST for full information.

**Tenant Protection**

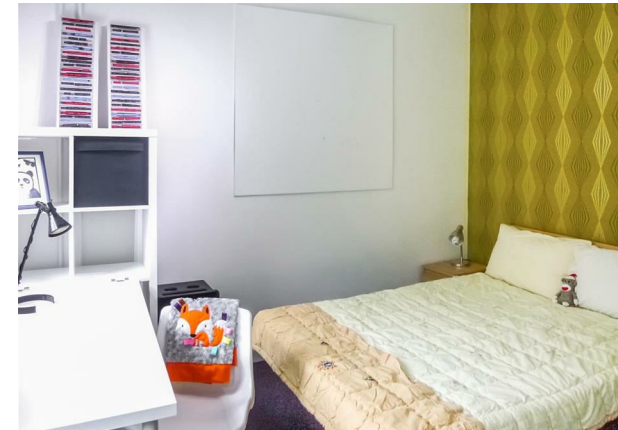
Liberty Gate is a member of Property Mark, which is a Client Money Protection Scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the websites <https://www.tpos.co.uk>, [www.propertymark.co.uk](http://www.propertymark.co.uk) or by speaking to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





Total area: approx. 193.8 sq. metres (2085.5 sq. feet)



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
		<b>79</b>
		<b>51</b>

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