



Flat 34 Block 2 The Hicking Building Queens Road, Nottingham, NG2 3AN
£725 PCM



Flat 34 Block 2 The Hicking Building Queens Road Nottingham

NICO SANI

A fantastic opportunity to rent this **FULLY FURNISHED, ONE DOUBLE BEDROOM** apartment located in the Hicking Building next to Nottingham's newly refurbished train station.

With accommodation briefly comprising of a double bedroom, modern bathroom, kitchen with integrated appliances, open plan living area.

The accommodation includes:

ENTRANCE HALLWAY

A wooden door leads to the entrance hallway which is neutrally decorated throughout with magnolia painted walls and white painted woodwork. There is also a wall mounted electric heater, phone intercom system and cupboard containing the hot water tank. Further doors lead to:

LIVING AREA

This spacious open plan living area is neutrally decorated with painted walls and wood effect laminate flooring, there are also large windows which provide plenty of natural light.

The room is well furnished and includes sofa, coffee table and dining table and chairs.

KITCHEN

Opening on from the living area is the modern fitted kitchen which comes complete with a range of wooden wall and base cupboards finished with roll top work surfaces and a stainless steel sink with mixer tap and draining board.

There is also the added benefit of integrated appliances which include a fridge / freezer, dishwasher, washer / dryer and electric oven, hob and extractor hood.

BEDROOM

This spacious double bedroom includes cream carpets, magnolia painted walls and furniture such as a double bed and mattress, wardrobe unit and chest of drawers.

BATHROOM

This modern fitted bathroom comes complete with a white suite which includes a low level WC, wall hung wash hand basin with chrome mixer tap and plug and a bath with chrome mixer tap and shower over. Benefiting from a tiled floor and part painted walls with splash back tiles.

PLEASE NOTE

This apartment is electrically heated and double glazed throughout.

This property comes furnished for £725 pcm.

Security Deposit equivalent to five weeks rent is payable (Security Deposit: £835.00), one week of which will be taken to hold the property (Holding Deposit: £167.00). 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.

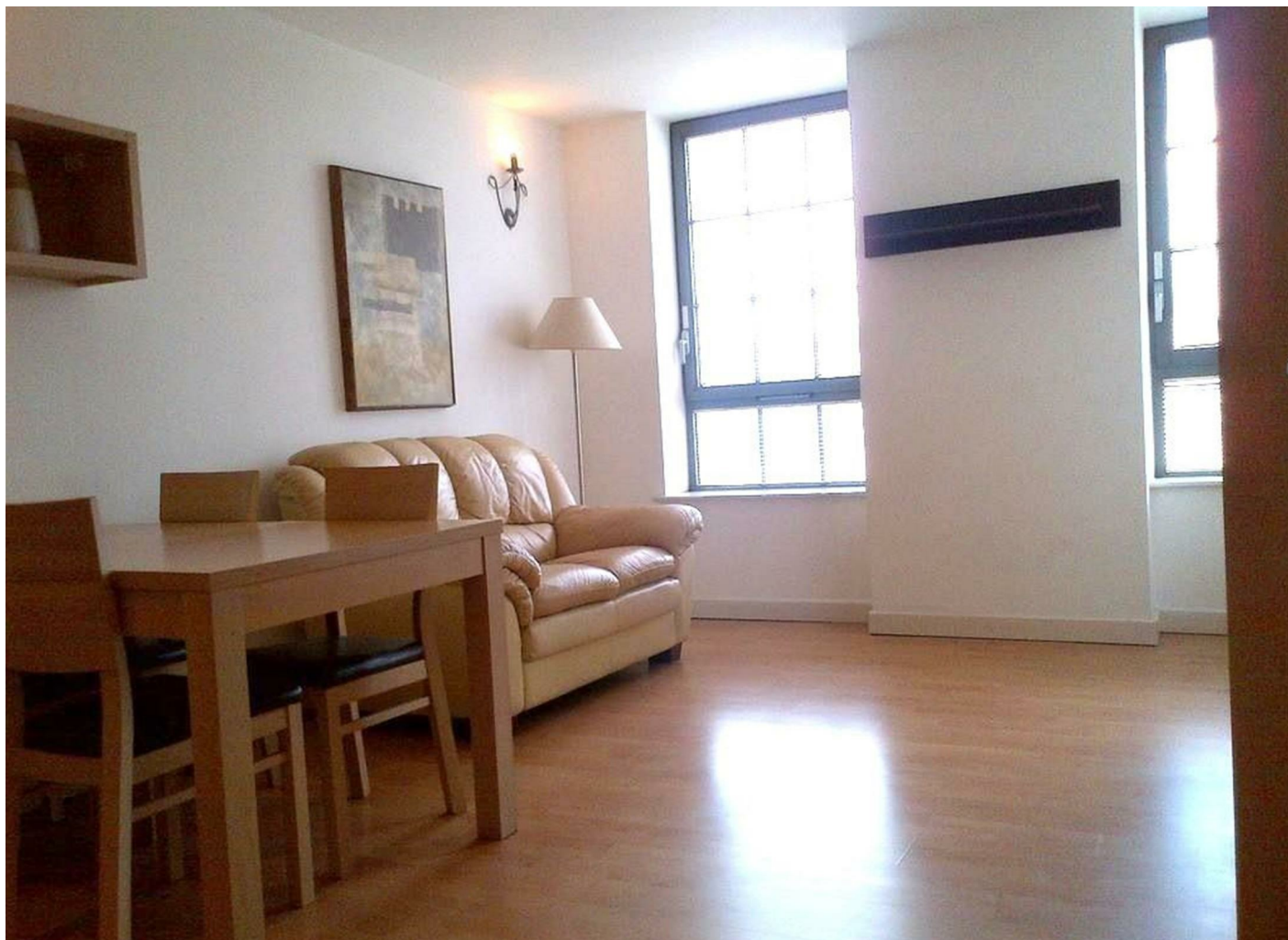
Utility Payments

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

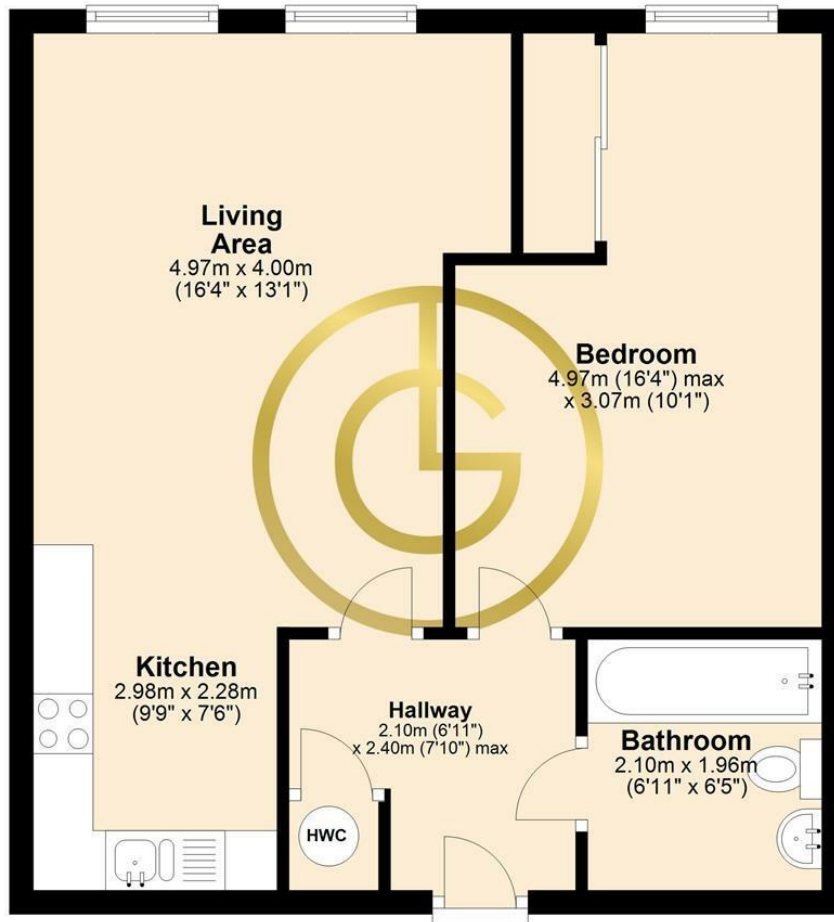
Liberty Gate is a member of Property Mark, which is a Client Money Protection Scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the websites <https://www.tpos.co.uk>, www.propertymark.co.uk or by speaking to us directly.

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.

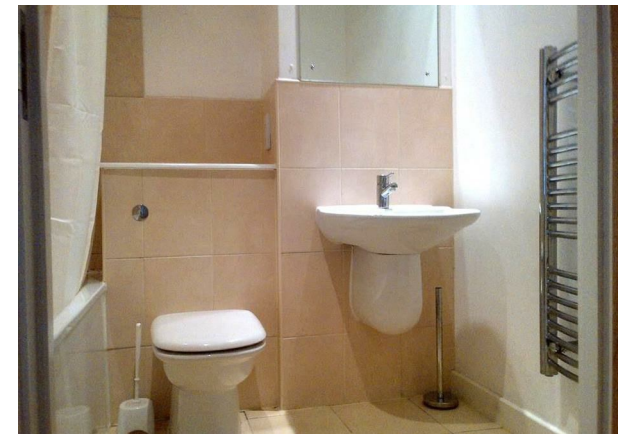


Third Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 48.3 sq. metres (519.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(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	

1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA

T. 0115 824 8333 | E. info@libertygate.co.uk

www.libertygate.co.uk

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