Nottingham One, Block A, Canal Street, Nottingham, NG1 7HL
£1,050 PCM

LIBERTY GATE

Nottingham One, Block A, Canal Street
Nottingham
NG1 7HH

CITY LIVING AT ITS BEST

A beautiful apartment in Nottingham's highly sought after waterside development - Nottingham One. Benefiting from spacious accommodation including two double bedrooms, integrated modern kitchen, BALCONIES OVER LOOK NOTTINGHAM CANAL and secure underground parking space included.

ENTRANCE HALLWAY
A neutrally decorated entrance hallway which is complete with painted walls and woodwork, wood effect laminate flooring and in built storage cupboards which also including plumbing for the washer / dryer and meters / pipework.
Further doors lead to:

KITCHEN
Leading on from the entrance hallway is the modern fitted kitchen which comes complete with a range of fitted white wall and base cupboard units with white work surfaces and stainless steel sink with mixer tap. Integrated appliances include the under counter fridge with freezer compartment, dishwasher, electric oven, hob and extractor hood.

LIVING AREA
Opening on from the modern fitted kitchen is the neutrally decorated living area which is complete with painted walls, wood effect laminate flooring and flooring to ceiling double glazed window with door opening onto the balcony which offers views towards Nottingham's canals.

BEDROOM ONE
The larger of the two double bedrooms which is neutrally decorated throughout with painted walls, wood effect laminate flooring and floor to ceiling double glazed window and door leading to the balcony. In addition there is a white fitted triple wardrobe unit which provides excellent storage space.

BEDROOM TWO
A spacious double bedroom which has been neutrally decorated throughout with painted walls, wood effect laminate flooring and floor to ceiling double glazed window and door leading to the balcony. In addition there is a white fitted triple wardrobe unit which provides excellent storage space.

BATHROOM
The bathroom is complete with a white three piece suite which comprises of a low level WC, wall hung wash basin with chrome mixer tap and bath with chrome fittings and glass shower screen. The room is well decorated with white painted walls, white tiled splash backs and large wall hung mirror which helps to provide an excellent felling of space.

PARKING
This apartment benefits from having an allocated car park space in the secure underground car park.

PLEASE NOTE
This apartment is available part furnished for £1050pcm.

Security Deposit equivalent to five weeks rent is payable (Security Deposit: £1211.53), one week of which will be taken to hold the property (Holding Deposit: £253.00). NO ADMINISTRATION FEES ARE PAYABLE FOR THIS PROPERTY.Viewing highly recommended.

A 12 month tenancy is preferred.

The council tax is band C with Nottingham City Council.

One allocated parking space is included.

PLEASE NOTE - THE PHOTOGRAPHS USED IN THIS ADVERT ARE OF A SIMILAR APARTMENT AND ARE SHOWN TO GIVE AN EXAMPLE OF THE STANDARD OF FINISH ON OFFER

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.

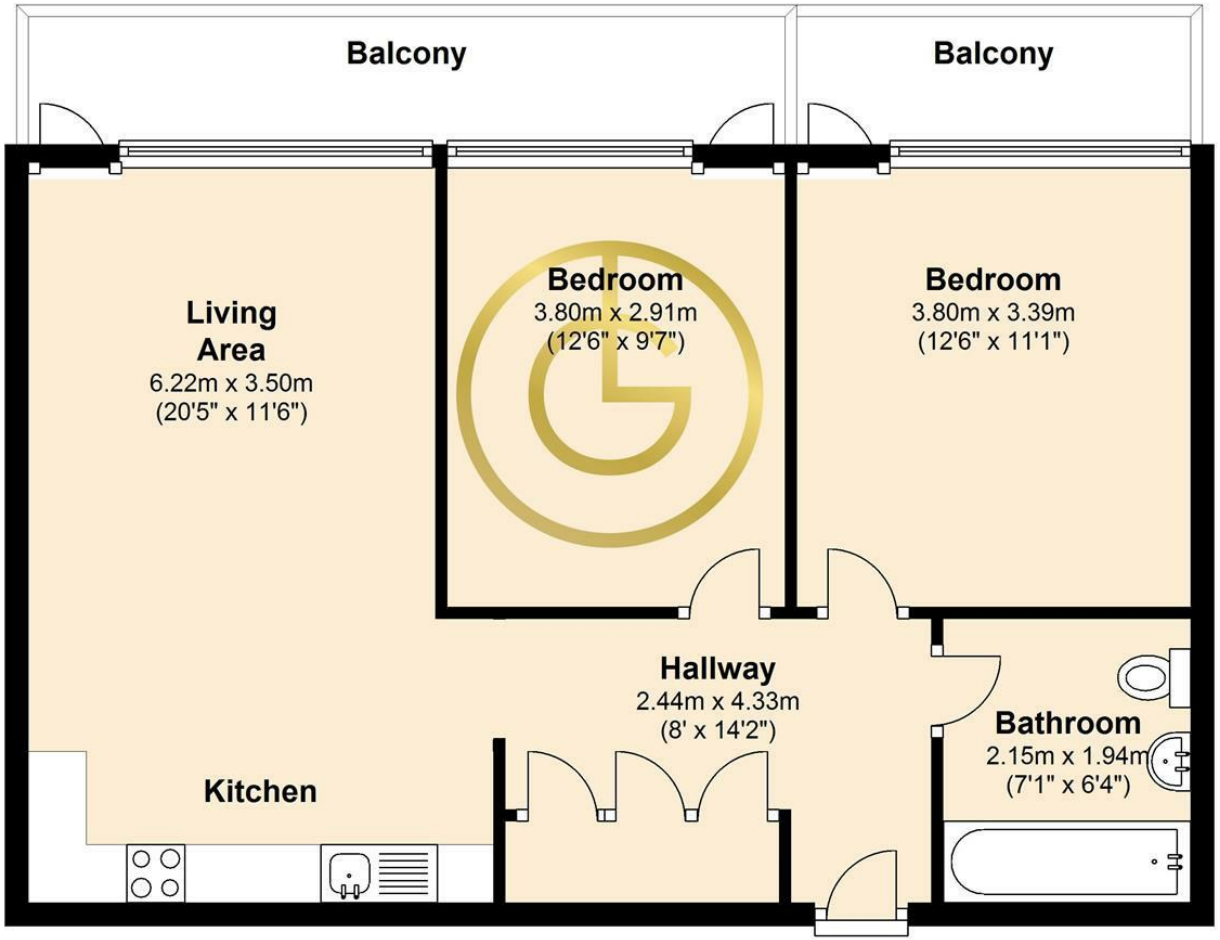
Early Termination as requested by Tenant
Should you wish to leave the property before the end of your tenancy agreement, and should the landlord agree to this, then you will be liable to cover the landlord's costs of re-letting the property as well as any rent due under the terms of your tenancy agreement 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.

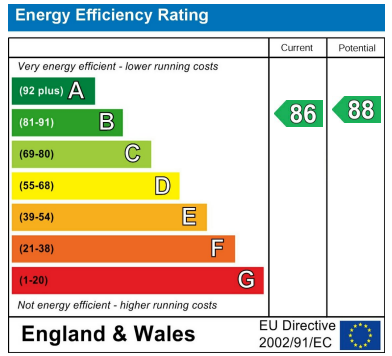
Tenant Protection
Liberty Gate is a member of Property Mark, which is a Client Money Protection Scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the websites https://www.tpos.co.uk, www.propertymark.co.uk or by speaking to us directly.

Second Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



Total area: approx. 64.3 sq. metres (692.0 sq. feet)



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