



62 Church Drive, Nottingham, NG5 2BA  
£480 Per Month



# 62 Church Drive Nottingham NG5 2BA

A spacious, furnished room with shared bathroom with one other person in a beautiful, professional house share. Located in Carrington, the property is close to local amenities, bus stops and commuter links. **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.

We are looking for working professionals, to share this friendly 6 bedroom home named Tetris.

Tetris was built in 2009, it is a modern, detached house with high ceilings and offered fully furnished to a high standard.

It comes with a fully equipped and spacious kitchen with plenty of storage, worktop space and all appliances including fridge/freezer, dishwasher, oven, gas hob and extractor fan, kettle, toaster and microwave with crockery, cutlery, pots and pans too.

Separate utility cupboard with individual washing machine and dryer (coin operated - minimal cost).

The living room is situated at the back of the house with sofas, coffee table and flat screen TV.

The house benefits from high speed Virgin Business WiFi broadband throughout.

There is a private paved garden at the back of the house, complete with patio furniture and secure bicycle storage.

Car parking is available on and off street on a first come first served basis.

## BEDROOM 4

The bright bedroom is located on the first floor with a large window and garden view. It's neutrally decorated with carpet flooring and is furnished with a double bed, bedside table, wardrobe, chest of drawers.

There are ample plug sockets and a TV point in every room.

This room is allocated the bathroom next door which is shared with one other person.

## LOCATION

Carrington is a safe location with a community feel. The house is ideally situated to local amenities such as Tesco express, Lidl and the local and recommended A Wright Butchers.

Transport links: Very regular bus routes up and down Mansfield Road (A60) and Hucknall Road to Nottingham City Hospital and The City Centre in 10 minutes.

It is ideal situated for commuting to the north of Nottingham. Junction 26 of the M1 is only 4 miles away.



## PLEASE NOTE

Your housemates will be fellow working professionals. They keep the house very tidy and are respectful of each others privacy, but at the same time they are very happy to socialise and have some fun. The dynamic of the house is young professionals aged between 22 to 30 years.

The rent is £480 pcm including all bills and a weekly clean.  
Security Deposit equivalent to five weeks rent is payable (Security Deposit: £480.00), one week of which will be taken to hold the property (Holding Deposit: £110.00).

Tenancy Length: All tenancies will be for a 6 month period with the option to roll the contract on thereafter.

All inclusive rent includes:

- Council tax
- Electricity
- Gas
- Water
- High-speed virgin wi-fi
- A weekly cleaning of the communal areas
- Gardening service
- Window cleaning.

## 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**

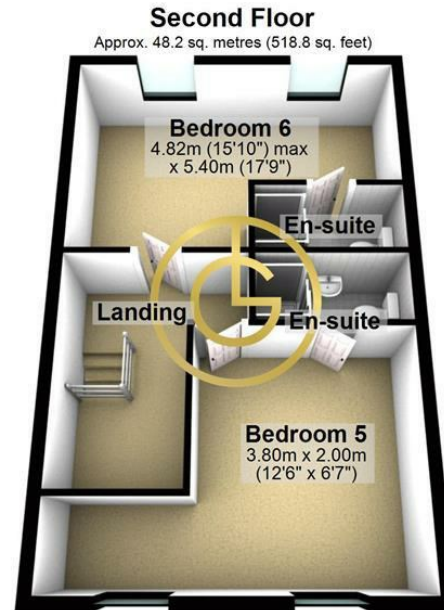
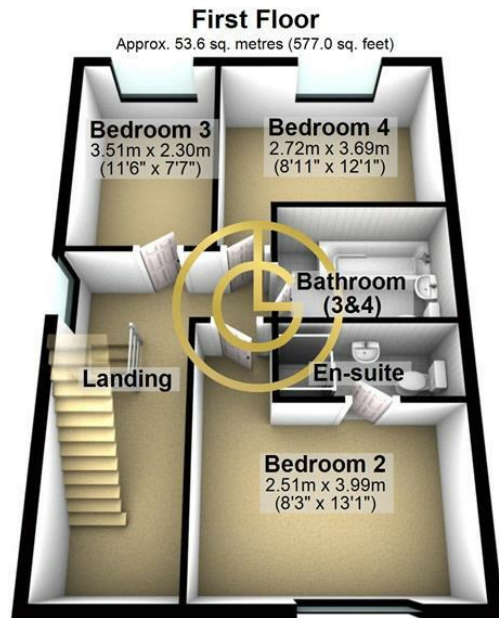
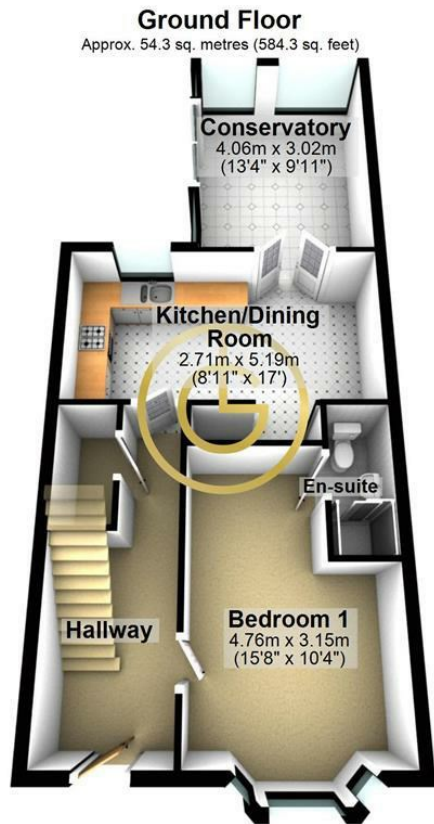
Tenants will remain responsible, unless agreed otherwise, for all utility payments, TV licence and Council Tax accounts. Please refer to your AST for full information.

**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](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





Total area: approx. 156.1 sq. metres (1680.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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	

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