



£380 Weekly

Henry Road, Nottingham

Apartment | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- CCTV
- Close to university
- Communal Area
- Complimentary Wifi
- Fully Furnished
- High Ceilings
- Integrated Appliances
- Large new kitchen
- New Double Glazing inc Doors
- Newly renovated

Property Description

Beautiful one storey student apartment, with open plan kitchen and lounge; two double bedrooms; and a bathroom with an overhead shower. Available for the 2025/2026 academic year (September 2025), for two people, albeit two best friends, siblings or a couple. Situated in Lenton.

Main Particulars

Beautiful, luxury, ground floor student apartment. This one storey apartment has beautiful vaulted ceilings, with an open plan kitchen and lounge. There are light and airy French doors that lead onto a communal courtyard, where you may wish to host social events or have a cosy night enjoying some fresh air.

Each bedroom comes complete with a 3/4 size double bed, wardrobe, chest of drawers, desk and chair, so you can rest well and study from the comfort of your own home.

Situated in Lenton, there is a thriving student community. There are plenty of supermarkets and corner shops nearby, as well as local entertainment such as cinemas.

This property has a unique structure, each apartment differs from each other as this was built from the mortar of a car Garage.

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

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Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

>Decide not to rent the property

>Misled the landlord or the agent

>Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 7 students for example,

that will require 14 people to be reference-checked, and 14 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone's else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Council Tax Band: C (Nottingham City Council)

Deposit: £500

Holding Deposit: £380

Parking options: On Street

Garden details: Communal Garden, Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains, Underfloor

Water supply: Mains

Sewerage: Mains

Hall

Bedroom 1 w: 2.33m x l: 9.2m (w: 7' 8" x l: 30' 2")

Bathroom w: 2m x l: 1.73m (w: 6' 7" x l: 5' 8")

Bathroom with a shower and a bathtub

Bedroom 2 w: 2.63m x l: 3.09m (w: 8' 8" x l: 10' 2")

Kitchen/lounge w: 4.31m x l: 3.81m (w: 14' 2" x l: 12' 6")

Beautiful open plan kitchen and lounge, with a high, vaulted ceiling. Extra light cascades through the French doors into the communal courtyard, where you may wish to

eat breakfast before a lecture, or BBQ in the evening. The kitchen features marble-effect units and a washing machine.

French Doors
leading to
communal
courtyard



Bedroom 1



Bathroom

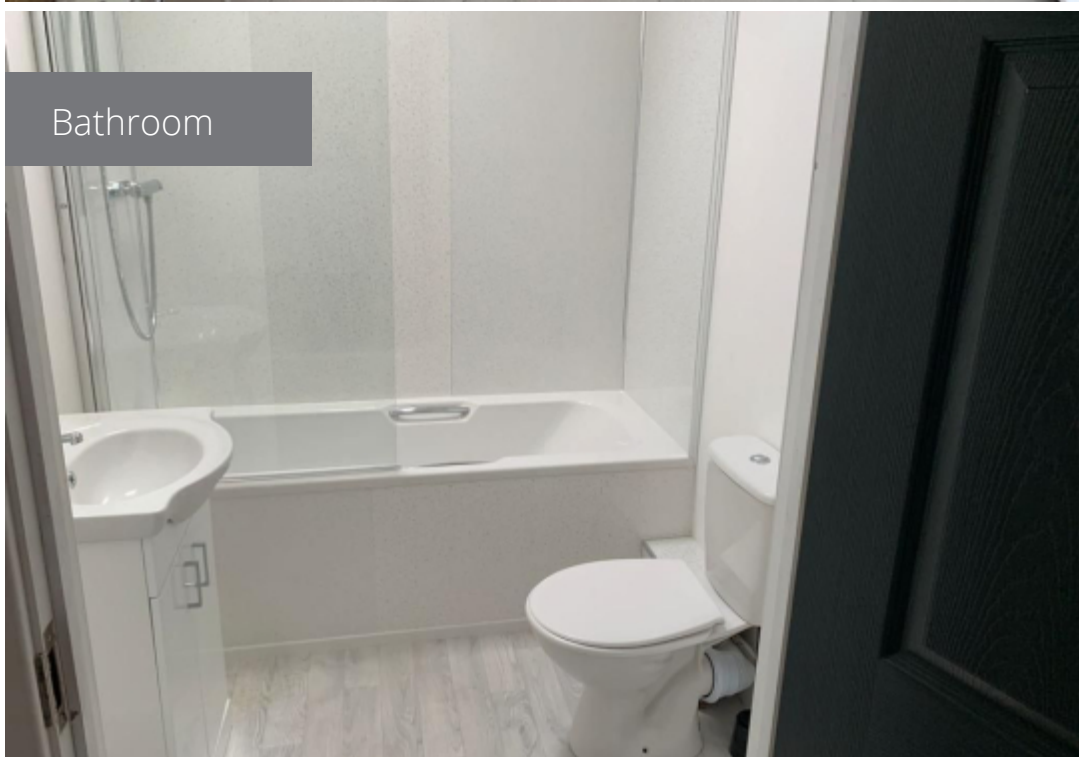




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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