

7 high street  
hucknall  
nottingham  
NG15 7HJ

need2view  
property services  
Sales & Lettings

tel: 0115 968 0809  
fax: 0115 968 0877

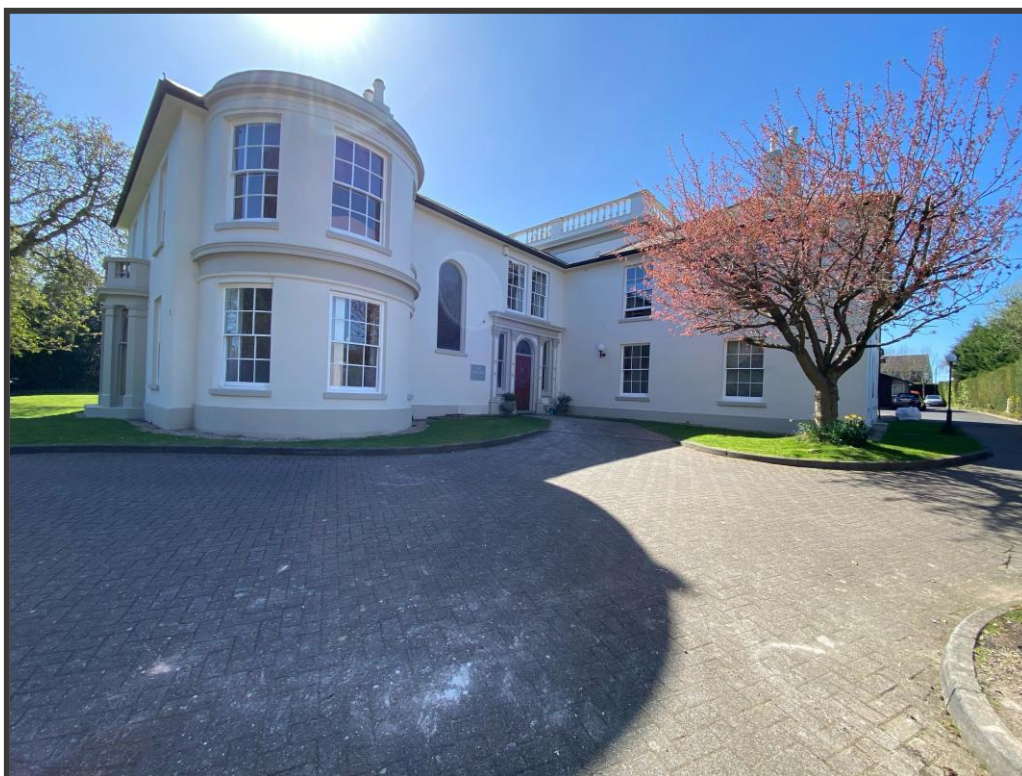
www.need2view.co.uk  
e-mail: mail@need2view.co.uk

**2 THE CEDARS**

**SHERWOOD**

**NOTTINGHAM**

**NG5 3FP**



**£1,100 PCM EXCLUSIVE**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Leasehold

- Stylish First Floor Apartment in an Impressive Grade II Listed Building
- Central Location to Nottingham City Centre
- Two Allocated Parking Spaces with Guest Parking
- Gas Central Heating
- Two Large Double Bedrooms
- Two En-Suites
- Fully Furnished
- Viewing Highly Recommended

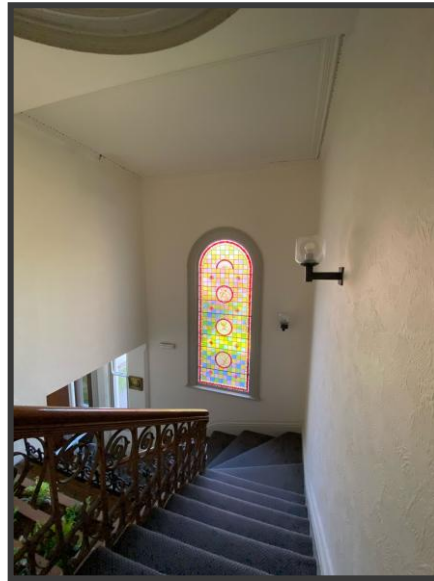
## 2 THE CEDARS, SHERWOOD, NOTTINGHAM



Impressive entrance door into:

### **GRAND HALLWAY**

Stairs to first floor landing, beautiful stain glass hall window and atrium ceiling.





## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

### **APARTMENT HALLWAY**

Deep skirtings, moulded door architraves, radiator, power points, ceiling coving, two ceiling light points and double doors to a built in storage cupboard.



### **FARM HOUSE STYLE DINING KITCHEN**

**11'9" x 11'3"**. Comprehensively fitted with a range of wall and base units in oak, 1 ½ bowl sink with mixer taps, co-ordinated tiled surround, ample work surfaces, space for fridge, space for freezer, space and plumbing for washing machine, space and plumbing for dishwasher, built in oven and hob, large sash window overlooking grounds to the front.



## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

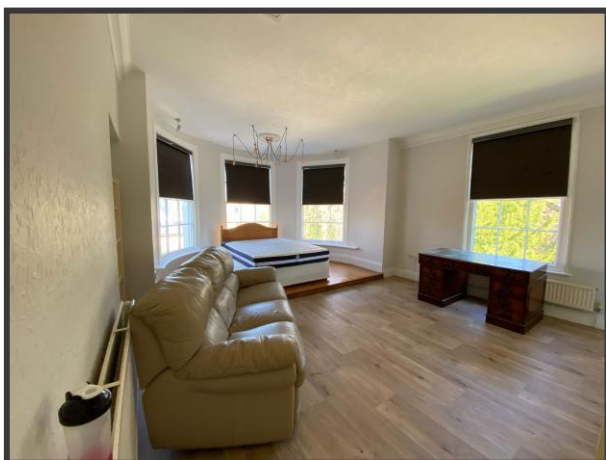
### LOUNGE/ DINING ROOM

**20'6" x 15'6" maximum into bay.** This is an impressive split-level room having a raised floor into large bay dining area having three large windows overlooking aspects of the grounds and providing ample light. The lounge area has a large sash window overlooking the grounds, this room has high ceiling, deep skirtings, ceiling coving, feature fireplace in keeping with character of this property, radiator, power points, TV aerial point and telephone point.



### MASTER SUITE

**20'6" x 15'6" maximum into bay.** This room has a split-level floor having raised flooring to large bay area, three large sash windows, high ceiling, deep skirtings and ceiling light point. The seating and dressing area has large sash window, ceiling coving, deep skirtings, two thermostatically controlled radiators, numerous power points and large wardrobe.



## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

Door into:

### EN-SUITE

Coved ceiling, large opaque sash window, bath with tiled surround and electric shower over, close coupled W.C. vanity style sink with shaver light over and radiator.



### BEDROOM TWO

16' x 14' maximum into bay. Bay window, ceiling coving, thermostatically controlled radiator, power points, fitted bedroom furniture including wardrobes and drawers.



## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

### EN-SUITE

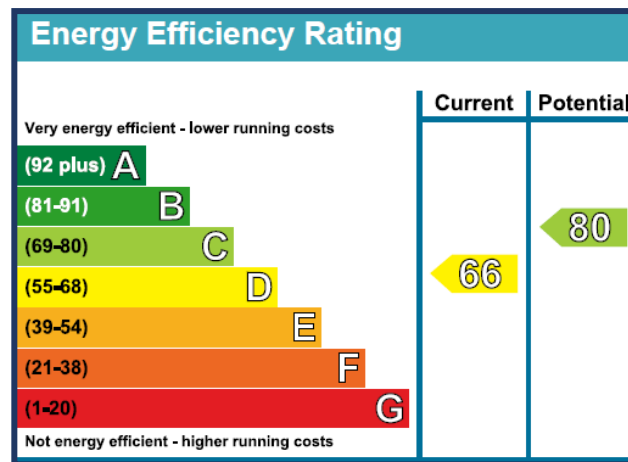
Ceiling coving, large opaque sash window, sink set into vanity unit with mirror and shaver light above, close coupled W.C, bidet, bath with electric shower over and thermostatically controlled radiator.





## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

### EPC GRAPH



### ADDITIONAL INFORMATION

**Council Tax Band: C**

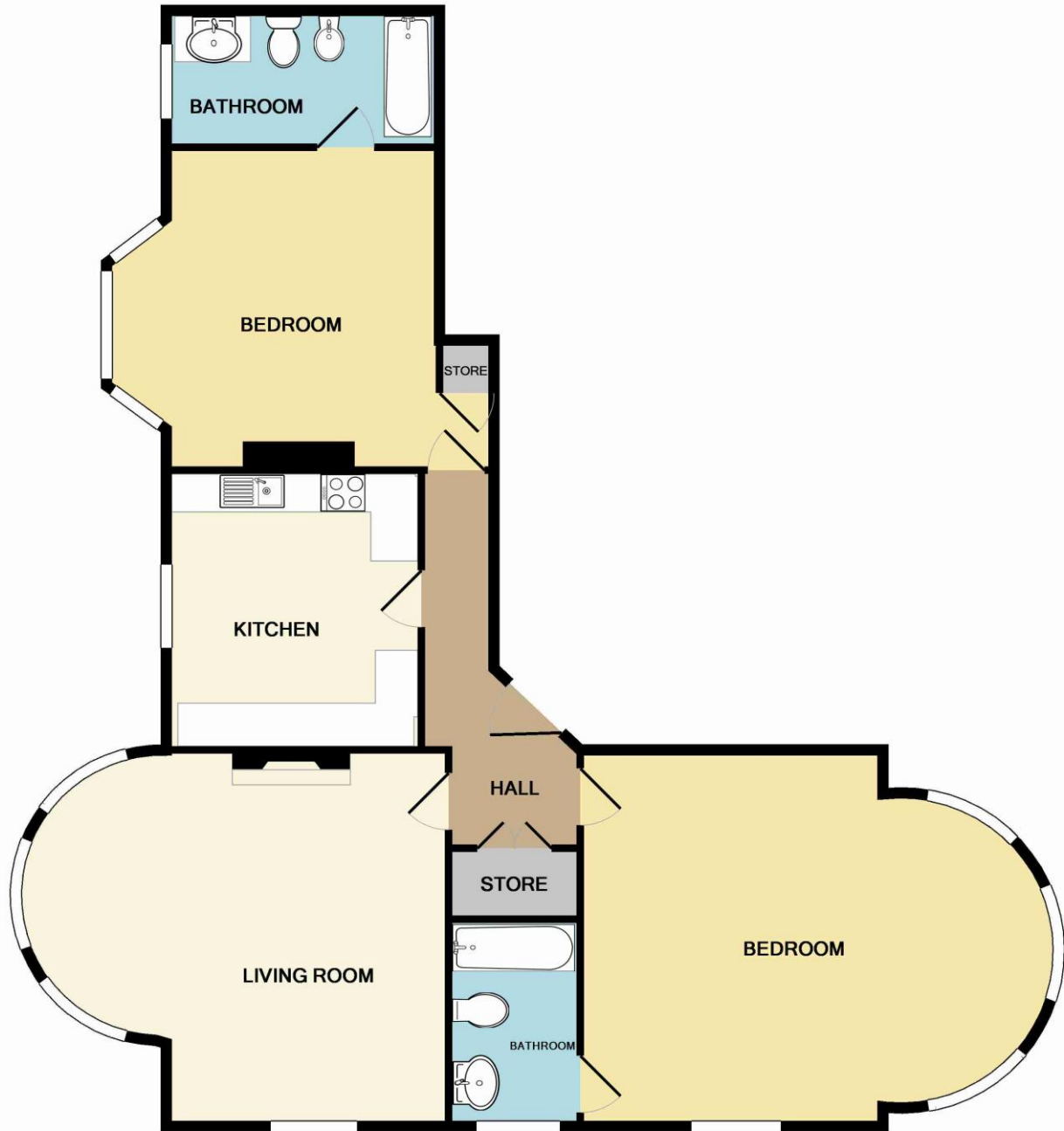
**Local Authority: Nottingham Council**

### DIRECTIONS

On leaving our Hucknall Office turn left onto Watnall Road, at the first roundabout take the 1<sup>st</sup> exit then at the follow roundabout take the 2<sup>nd</sup> exit. At the mini-roundabout turn left signposted Nottingham then at the roundabout take the 1<sup>st</sup> exit. At the following roundabout take the 2<sup>nd</sup> exit signposted Mansfield, Doncaster. At the traffic signals turn right onto the A60 then turn right onto The Cedars.

## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

### FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2013



## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

### **TENANCY INFORMATION**

What permitted payments can I expect to pay if I rent a property with Need2View?

When you have agreed on the property of your choice, Need2View will provide you with a Tenancy Application Form. This helps explain not only the next stages of your application, but any permitted payments which are due before you sign your Tenancy Agreement and any which may become payable during and after the tenancy.

This will also include confirmation of the agreed rent and the deposit.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

**HOLDING DEPOSIT**(per tenancy) One week's rent.

This is to reserve a property.

Please Note: This will be withheld 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 (or other Deadline for Agreement as mutually agreed in writing).

**SECURITY DEPOSIT** (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).

**SECURITY DEPOSIT** (per tenancy. Rent of £50,000 or over per year) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).

**UNPAID RENT** Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**LOST KEY(s)** or other Security Device(s). 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.

If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

**VARIATION OF CONTRACT**(Tenant's Request) £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**CHANGE OF SHARER**(Tenant's Request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**EARLY TERMINATION**(Tenant's Request). Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.

These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Safeagent and Redress through The Property Ombudsman Scheme.

## 2 THE CEDARS, SHERWOOD, NOTTINGHAM

### AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or 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.

### MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.