



£750.00

Per Calendar Month

CARLTON HILL
CARLTON

- UTILITY
- SEPARATE WC
- GOOD LOCATION
- SPACIOUS LOUNGE
- TWO BEDROOMS
- EPC C



Two Bedroom First Floor Flat to Rent in Carlton

WE ARE PLEASED TO OFFER THIS WELL-PRESENTED FIRST FLOOR FLAT, IDEALLY LOCATED CLOSE TO CARLTON'S EXCELLENT AMENITIES AND PUBLIC TRANSPORT LINKS. THIS PROPERTY IS NOW AVAILABLE TO LET, AND WE ARE LOOKING FOR A RELIABLE TENANT TO MAKE IT THEIR HOME.

THE FLAT FEATURES A SPACIOUS AND BRIGHT LOUNGE, PERFECT FOR RELAXING OR ENTERTAINING.

THE BREAKFAST KITCHEN HAS AMPLE STORAGE AND A CONVENIENT BREAKFAST BAR WITH SEATING, OFFERING A PRACTICAL AND MODERN SPACE FOR COOKING AND DINING. ADJACENT TO THE KITCHEN IS A SMALL UTILITY AREA, PROVIDING EXTRA CONVENIENCE FOR DAY-TO-DAY LIVING. A SEPARATE WC ADDS TO THE FUNCTIONALITY OF THE LAYOUT.

THERE ARE TWO BEDROOMS, BOTH OFFERING COMFORTABLE AND VERSATILE LIVING SPACE. THE SHOWER ROOM IS MODERN AND WELL-MAINTAINED, WITH CLEAN, NEUTRAL FINISHES.

SITUATED IN A CONVENIENT AREA WITH EASY ACCESS TO LOCAL SHOPS, SUPERMARKETS, CAFES, AND TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE, THIS PROPERTY IS IDEAL FOR PROFESSIONALS OR COUPLES.

THE FLAT IS AVAILABLE FOR IMMEDIATE OCCUPANCY. EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.

IF YOU'RE INTERESTED IN MAKING THIS FLAT YOUR NEXT HOME, PLEASE GET IN TOUCH TO ARRANGE A VIEWING.

- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY THEN MONTHLY ROLLING CONTRACT
- DEPOSIT £865.38
- 52 SQ METERS

LIVING ROOM

12' 11" X 13' 8" (3.941M X 4.179M)

KITCHEN

10' 5" X 7' 10" (3.193M X 2.398M)

BEDROOM ONE

10' 7" X 7' 1" (3.244M X 2.174M)

BEDROOM TWO

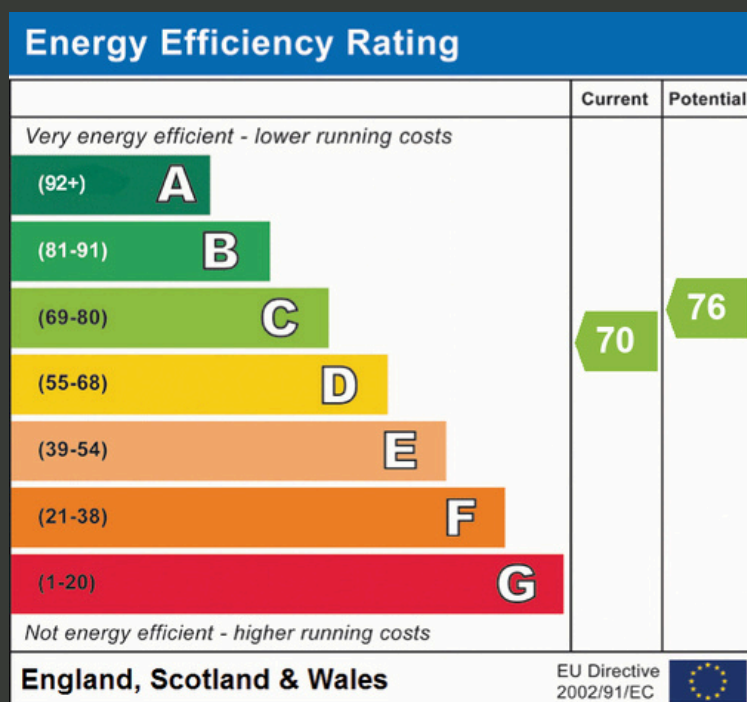
10' 6" X 10' 6" (3.207M X 3.207M)

BATHROOM

6' 5" X 6' 4" (1.981M X 1.940M)

WC

5' 1" X 2' 4" (1.572M X 0.721M)



SECURITY DEPOSIT

SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY

HOLDING DEPOSIT

AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT

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