

David**James**

the estate agent

Elwes Lodge, Whimsey Park, Carlton, Nottingham, NG4 1DX

£795 Per Calendar Month



About This Property

A well-presented ground floor maisonette set within a quiet culde-sac with amenities only a short distance away! There's a spacious lounge/dining room, a modern kitchen with integrated appliances, two bedrooms & bathroom/Wc with white suite and electric shower. Outside there is a private rear garden with lawned and patio areas. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: 13th June 2024 Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C Council Band: A Pets: Considered

- A well presented ground floor maisonette
- Two bedrooms
- Spacious lounge/dining room with feature fireplace and French door
- Modern kitchen with integrated appliances
- Bathroom/Wc with white suite and electric shower
- UPVC double glazing
- · Gas central heating
- Rear garden with patio and lawned areas
- Set within a quiet cul-de-sac with nearby transport links







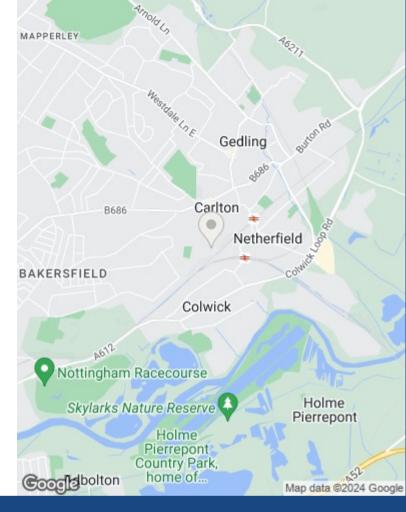




Ground Floor Approx. 46.1 sq. metres (496.3 sq. feet) Kitchen 2.56m x 2.69m (8'5" x 8'10") Lounge/Dining Room 4.88m x 3.35m (16' x 11') Bathroom 2.03m x 1.68m (6'8" x 5'6") Bedroom 1 3.38m x 2.74m (11'1" x 9') **Bedroom 2** 2.44m x 2.59m (8' x 8'6")

Total area: approx. 46.1 sq. metres (496.3 sq. feet)

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Council Tax Band: A Gedling Borough Council



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