



**DavidJames**  
the estate agent

**Colwick Lodge, Carlton, Nottingham, NG4 1DW**

**£775 Per Calendar Month**

# About This Property

A refurbished second-floor maisonette offering a blend of modern comfort and convenience. As you step inside, you're greeted by brand new grey carpets that flow seamlessly throughout the home, creating a cohesive and contemporary aesthetic. The light and airy living room is a highlight, featuring a charming bay window that bathes the space in natural light whilst the adjoining kitchen is equipped with a cooker and washing machine. There are two bedrooms and a bathroom/WC, fitted with a white suite and an electric shower. Additional perks include a garage located on the ground floor, a dedicated off-street parking space, offering secure and convenient parking and storage options and an allocated rear garden. The property is positioned at the end of a cul-de-sac and is within easy reach of local amenities and transport links. VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

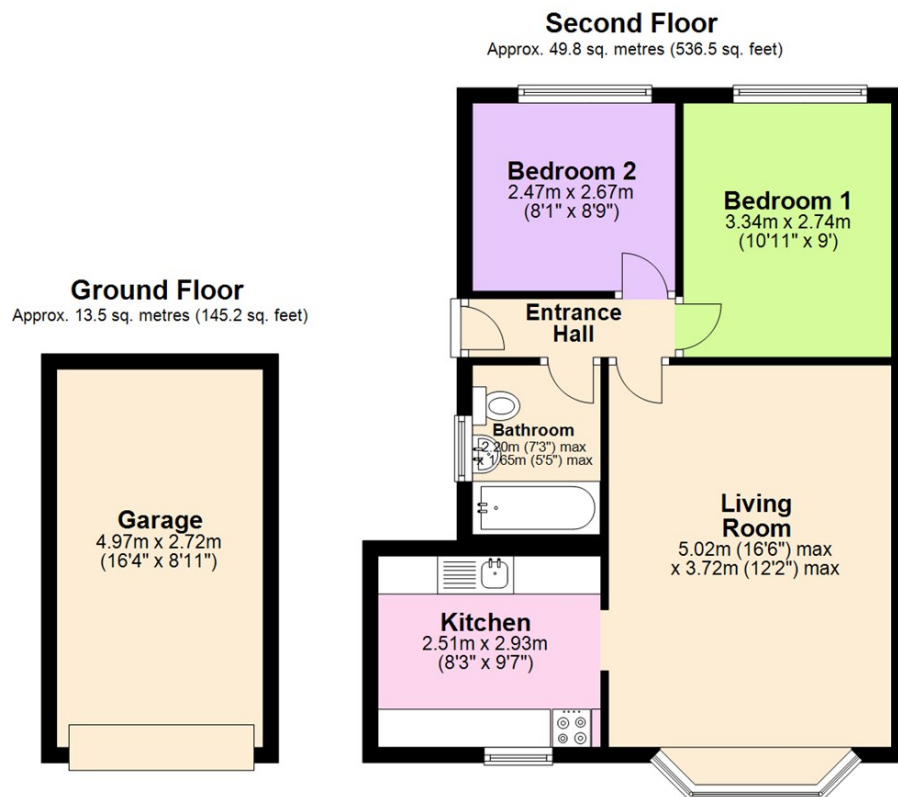
Council Band: A

Pets: Considered with £25pcm increase

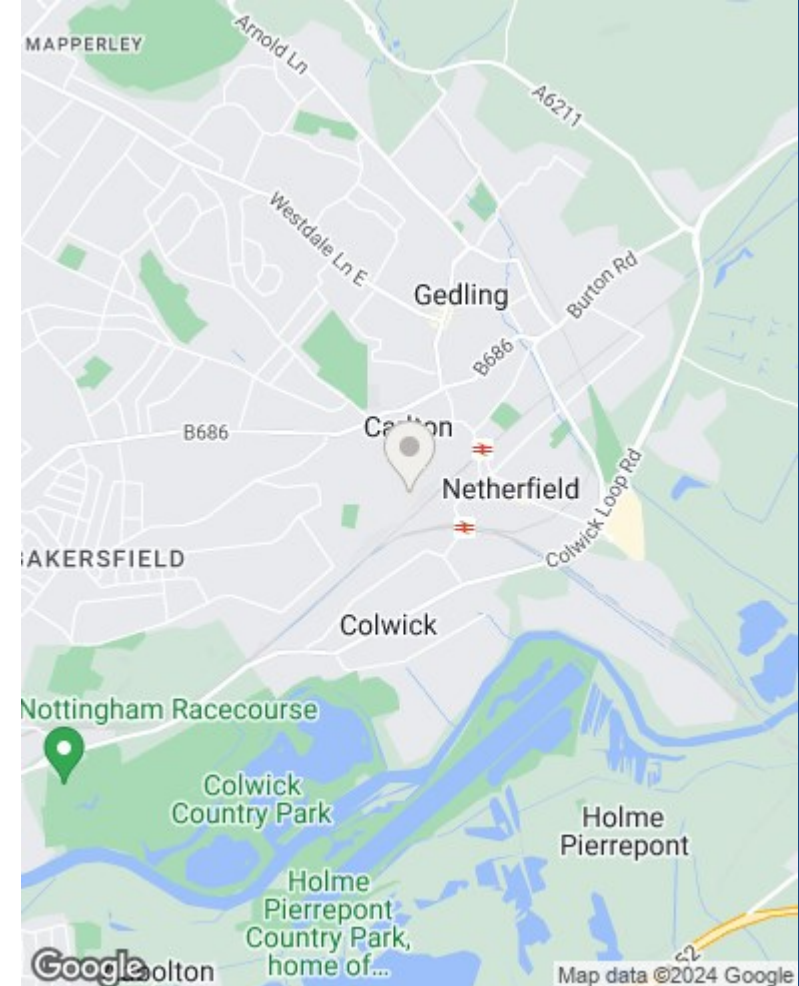
- Refurbished 2nd floor maisonette
- Two bedrooms
- Living room with bay window
- Kitchen with cooker and washing machine
- Bathroom/WC with white suite and electric shower
- UPVC double glazing
- Combi gas central heating
- Garage to the ground floor
- Off-street parking space
- Allocated rear garden







Total area: approx. 63.3 sq. metres (681.7 sq. feet)



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**Council Tax Band: A  
Gedling Borough Council**

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**The Property  
Ombudsman**