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**DavidJames**  
the estate agent

**Furlong Street, Arnold, Nottingham, NG5 7AJ**

**£850 Per Calendar Month**



# About This Property

This well-presented ground floor flat in Arnold offers a blend of comfort and convenience, ideal for professionals. The property opens into an entrance hall, leading to two double bedrooms, a modern shower room, a bright and spacious living room and a breakfast kitchen, equipped with ample storage and appliances. The property benefits from allocated off-street parking, with additional visitor spaces available. Positioned just a short walk from Arnold's fantastic array of amenities and frequent transport links, this flat offers the best of suburban living with easy access to everything you need. VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: 1st August 2024  
Tenancy Term: Minimum 12 months  
Furnishing: Unfurnished  
EPC Rating: C  
Council Band: A  
Pets: Not permitted

- Well-presented ground floor flat
- Two double bedrooms
- Bright & spacious living room
- Breakfast kitchen with ample storage and appliances
- Shower room/WC with mains shower
- Double glazing
- Electric heating
- Allocated off-street parking with additional visitor bays
- Within walking distance of Arnold's fantastic amenities
- Frequent transport links close by









## Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 54.1 sq. metres (582.7 sq. feet)



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

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**The Property Ombudsman**