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**DavidJames**  
the estate agent

**Ingham Grove, Lenton, Nottingham, NG7 2LQ**

**£900 Per Calendar Month**

# About This Property

Nestled in a quiet cul-de-sac in Lenton, this unique, furnished Annex offers a perfect blend of comfort and convenience, ideal for people seeking furnished accommodation close to Queens Medical Centre. Enter through a private entrance on the ground floor, which leads up to a well-appointed living room featuring grey carpets and dual aspect windows that bathe the room in natural light, a dining kitchen boasting wooden finish flooring, appliances, ample storage, and sliding patio doors. The bathroom is equipped with a mains shower and there is a mezzanine bedroom, complete with built-in wardrobes and skylight windows. The property further benefits from a convenient utility room on the ground floor and off-street parking on a shared driveway. Located within walking distance of Queens Medical Centre and surrounded by ample amenities and transport links, this Annex is a rare find. VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Furnished

EPC Rating: TBC

Council Band: A

Pets: Not permitted

- Furnished Annex
- Mezzanine bedroom with built-in wardrobes
- Private entrance
- Bright living room with dual aspect windows
- Dining kitchen with appliances
- Separate utility room to ground floor
- Gas central heating
- Part double glazing
- Off-street parking on shared driveway
- Within walking distance of Queens Medical Centre







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## Council Tax Band: A Nottingham City Council

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