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**DavidJames**  
the estate agent

**Marhill Road, Carlton, Nottingham, NG4 3FE**

**£750 Per Calendar Month**

## About This Property

A well-presented first floor flat situated in a purpose built block and within easy reach of ample amenities including supermarkets and transport links. The property has a lounge/dining room and adjoining modern kitchen with two good sized bedrooms, both with built-in wardrobes and a bathroom/Wc with mains shower. There is also an allocated parking space. VIDEO TOUR AVAILABLE!

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

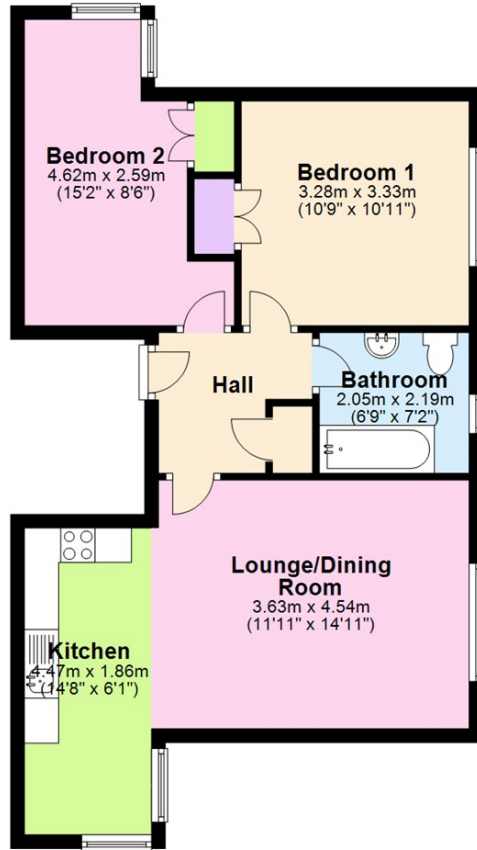
Pets: Not permitted

- Modern first floor apartment
- Two bedrooms, both with fitted wardrobes
- Lounge/dining room
- Modern kitchen with integrated oven, hob and extractor
- Bathroom/Wc with mains shower
- Gas central heating, double glazing
- Entrance hall, security intercom system
- Allocated parking space
- Short distance to Carlton and Netherfield's amenities

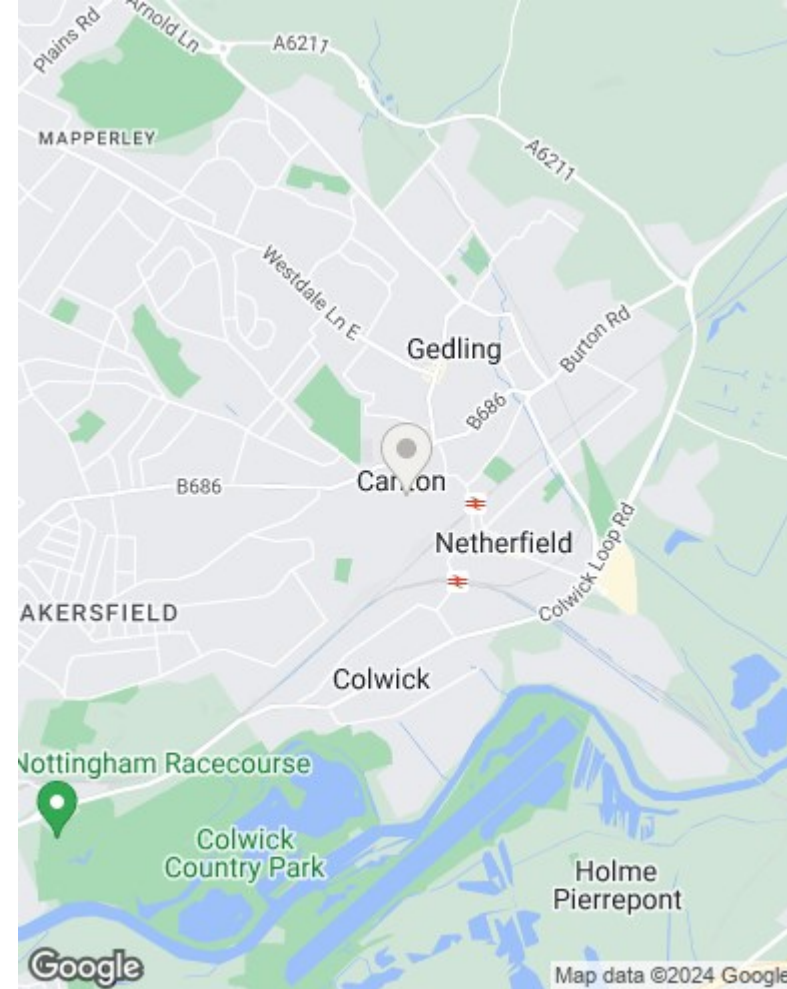




**First Floor**  
Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 59.8 sq. metres (643.8 sq. feet)



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**Council Tax Band: B**  
**Gedling Borough Council**

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David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

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**The Property Ombudsman**