



**DavidJames**  
the estate agent

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

**£750 Per Calendar Month**

# About This Property

A well-presented second floor flat situated in a purpose built block and within easy reach to ample amenities including supermarkets and transport links. The property boasts a good-sized living/kitchen area, two double bedrooms and a bathroom/WC with a white suite. Outside, there is parking to the rear providing off-street parking.

## TENANCY DETAILS

Available From: 15th August 2024

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not permitted

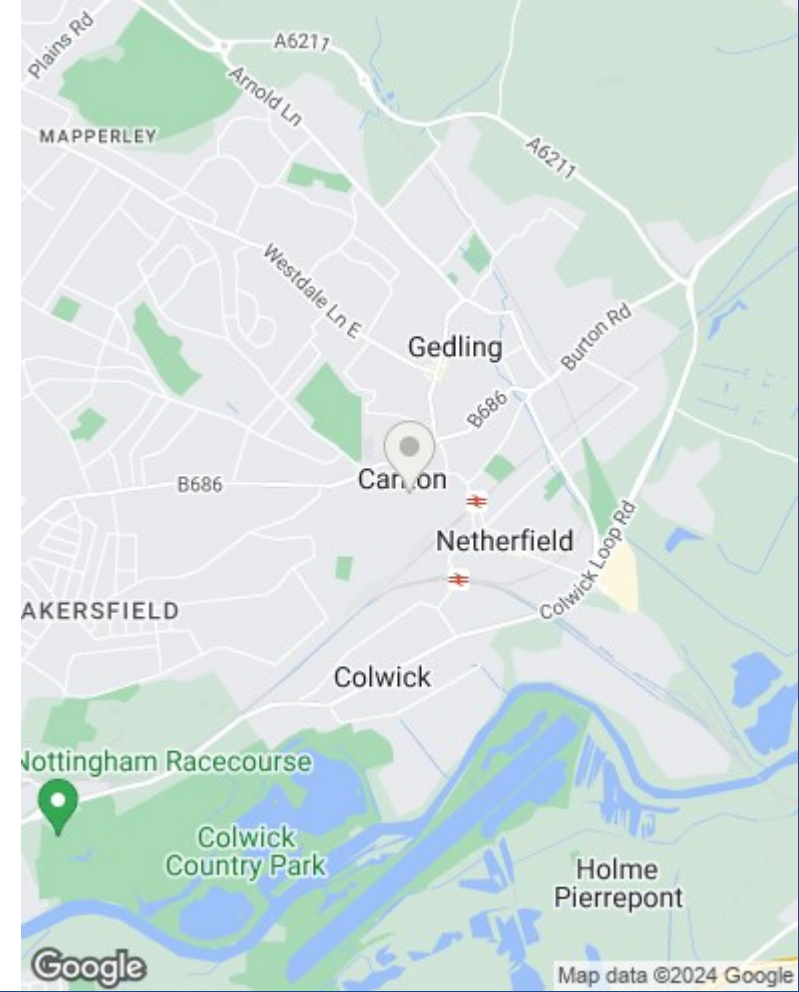
- A well-presented second floor flat in Carlton
- Two double bedrooms (bedroom two with wardrobes)
- Good-sized living/kitchen area
- Kitchen area with integrated appliances
- Bathroom/WC with a white suite
- Gas central heating
- UPVC double glazed windows
- Parking to the rear
- Within easy reach to ample amenities







Total area: approx. 60.3 sq. metres (649.4 sq. feet)



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

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