



2



1



1



D

DavidJames
the estate agent

Derwent Crescent, Arnold, Nottingham, NG5 6TG

£750 Per Calendar Month



About This Property

This ground floor flat is located in a prime and convenient position, close to local bus routes, offering easy access to the amenities of Arnold and Mapperley. The property features a generously sized lounge, the kitchen is equipped with modern units, built in pantry and appliances, including a built-in oven and hob. There are two well-proportioned bedrooms; the second bedroom offers versatility, making it suitable for use as a guest room or a home office. The property is complemented by a white bathroom suite with a bath, overhead shower, and WC. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: 1st October 2024

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished or Part Furnished

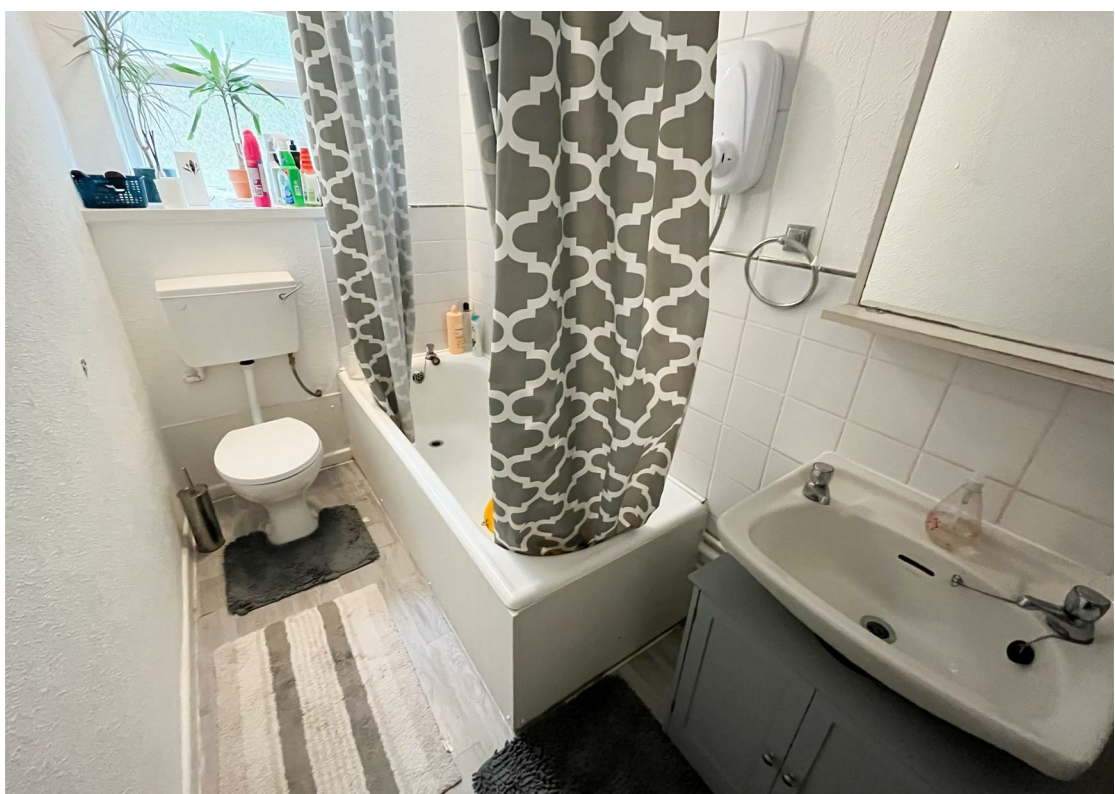
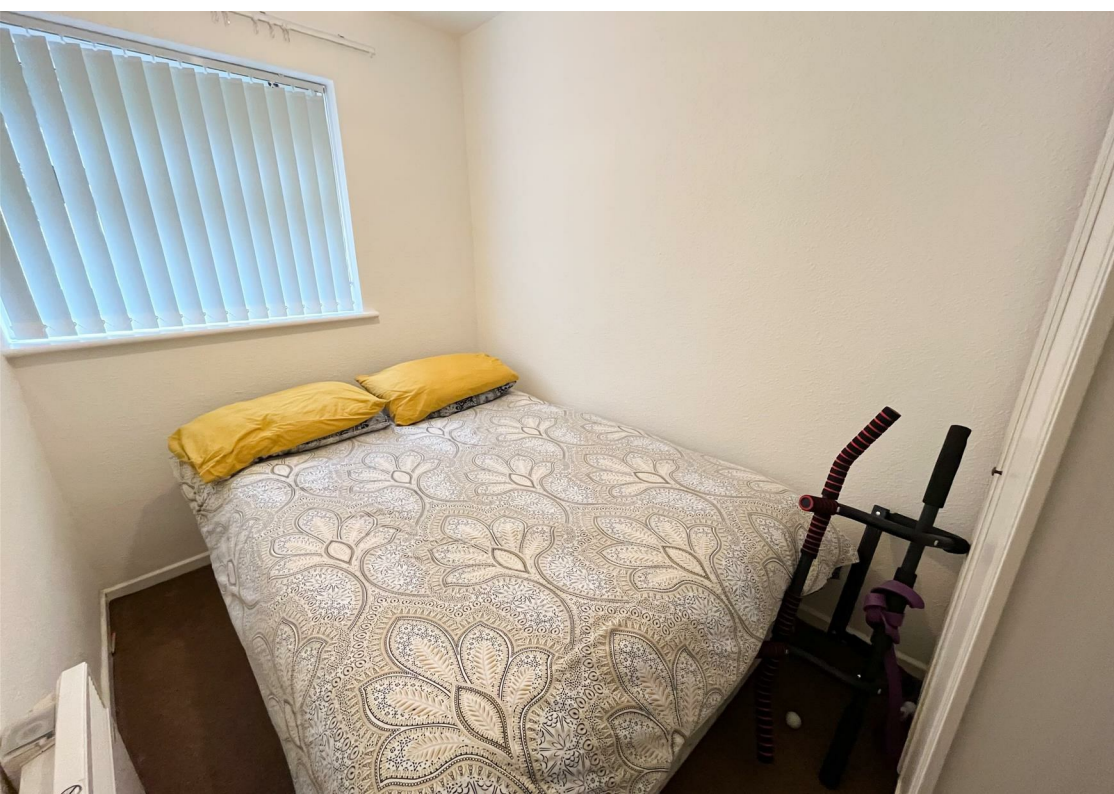
EPC Rating: D

Council Band: A

Pets: Not permitted

- Ground floor flat in a purpose built block
- Two bedrooms
- Lounge/dining room
- Kitchen with built-in pantry
- Integrated oven and hob
- Bathroom/Wc with shower
- Electric under-floor heating
- UPVC double glazing
- Well maintained communal gardens
- Convenient location close to a frequent bus route



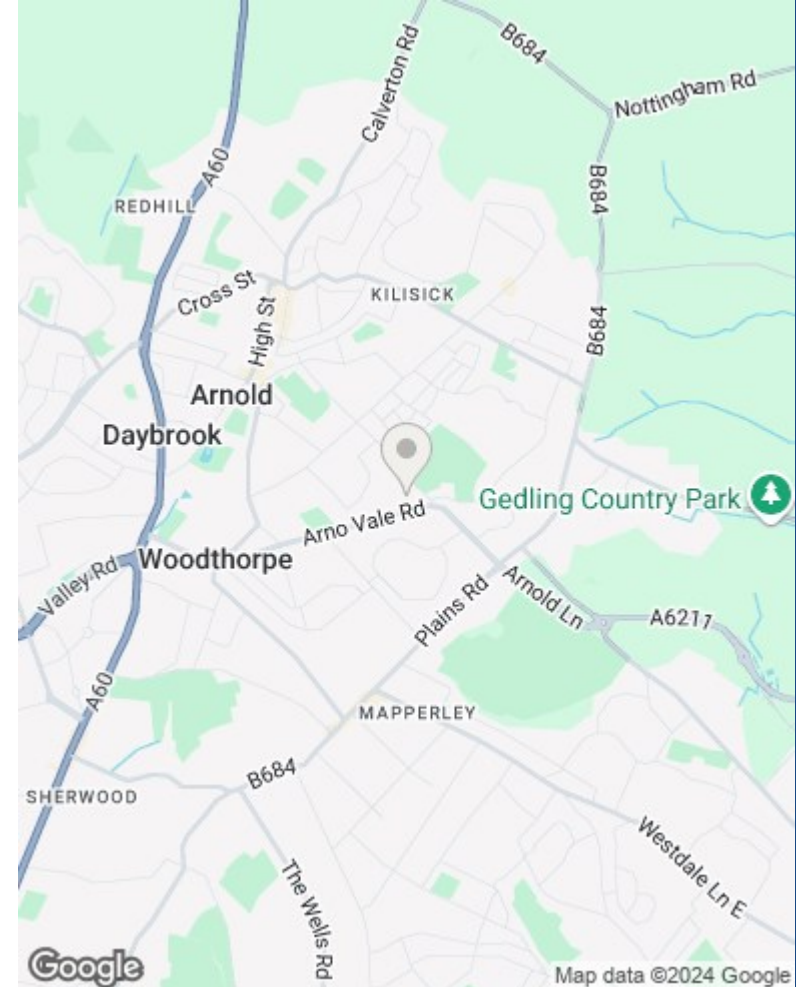


Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 60.2 sq. metres (647.5 sq. feet)



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

The Property Ombudsman