



**DavidJames**  
the estate agent

**Magdala Road, Mapperley Park, Nottingham, NG3 5DH**

**£950 Per Calendar Month**



# About This Property

A spacious ground floor maisonette in a fantastic location a short distance from the City Centre, With original wooden flooring in most rooms, the property comprises an entrance hall with useful storage, a generous lounge/dining room with feature fireplace & bow window, a kitchen with ample units & appliances, two double bedrooms and a shower room/Wc with electric shower. Outside, the property further benefits from off-street parking and gardens. VIDEO TOUR AVAILABLE

## TENANCY DETAILS

Available From: 17th October 2024

Tenancy Term: 12 months initially

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not Permitted



- Spacious ground floor maisonette
- Two double bedrooms (bedroom one with fitted wardrobes)
- Entrance hall with useful storage
- Generous lounge/dining room with feature fireplace and bow window
- Kitchen with ample units & appliances
- Shower room/Wc with electric shower
- Gas Central Heating, UPVC double glazing
- Security alarm system, original wooden flooring in most rooms
- Off-street parking, gardens
- Close to Nottingham City Centre

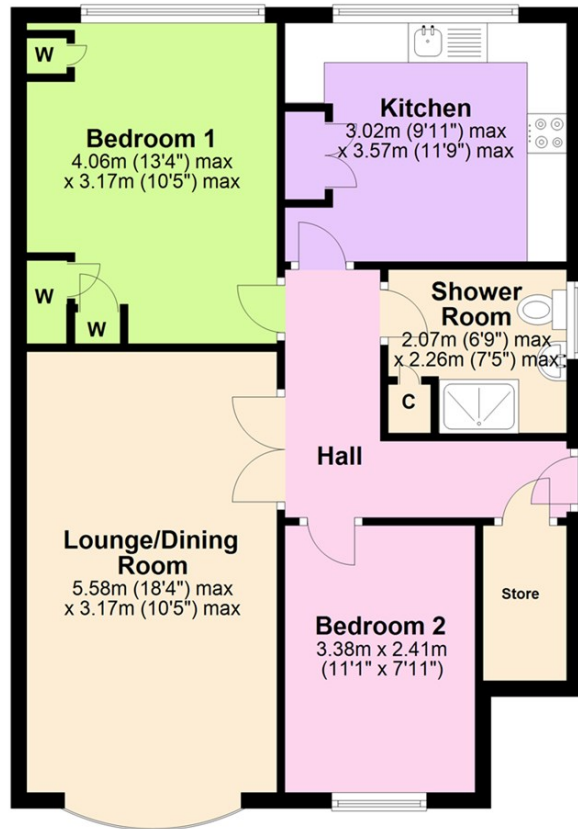




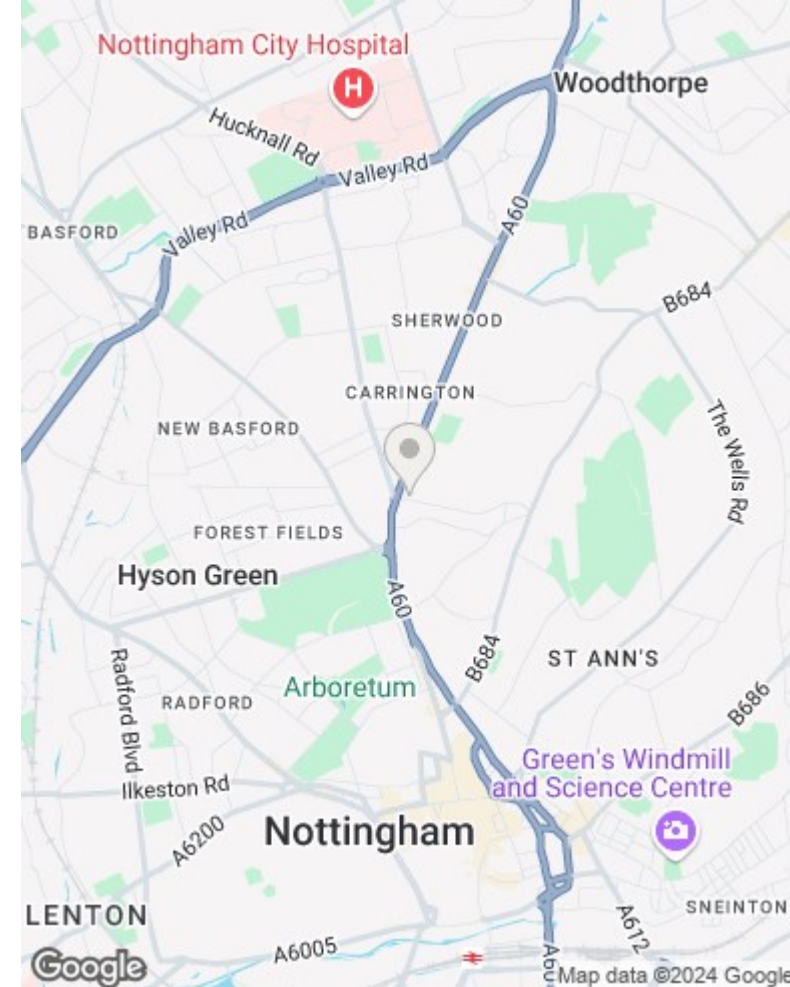




**Ground Floor**  
Approx. 65.2 sq. metres (702.3 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)



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**Council Tax Band: B**  
**Nottingham City Council**

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**PROTECTED**

**The Property Ombudsman**