



DavidJames
the estate agent

Nairn Close, Arnold, Nottingham, NG5 8QY

£895 Per Calendar Month

About This Property

A modern Georgian style townhouse in a popular location, close to ample amenities and transport links. There is a lounge with feature fireplace and bow window, a dining kitchen, two bedrooms (bedroom one with built-in wardrobes) and a bathroom/WC with white suite and electric shower. Outside there is a lawned rear garden with patio area.

TENANCY DETAILS

Available From: 4th October 2024

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: B

Pets: Not permitted

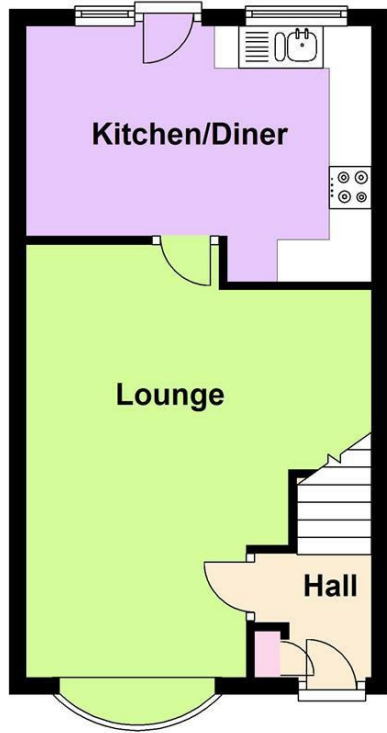
- Modern Georgian style townhouse
- Two bedrooms, (bedroom one with built-in wardrobe)
- Living room with feature fireplace and bow window
- Dining kitchen with a range of white base and eye level units
- Bathroom/Wc with white suite and electric shower
- Gas central heating
- UPVC double glazing
- Lawned rear garden with patio area
- Popular location!





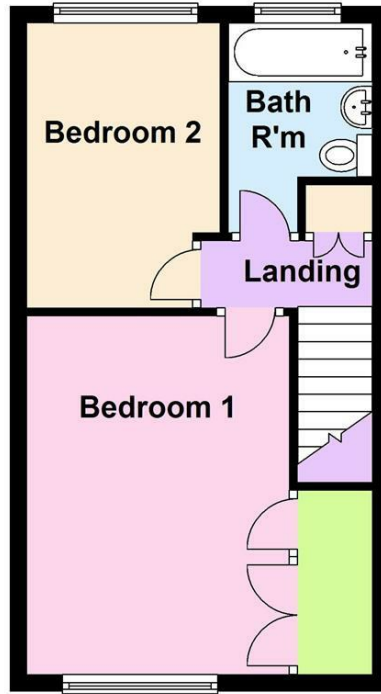
Ground Floor

Approx. 32.6 sq. metres (351.3 sq. feet)

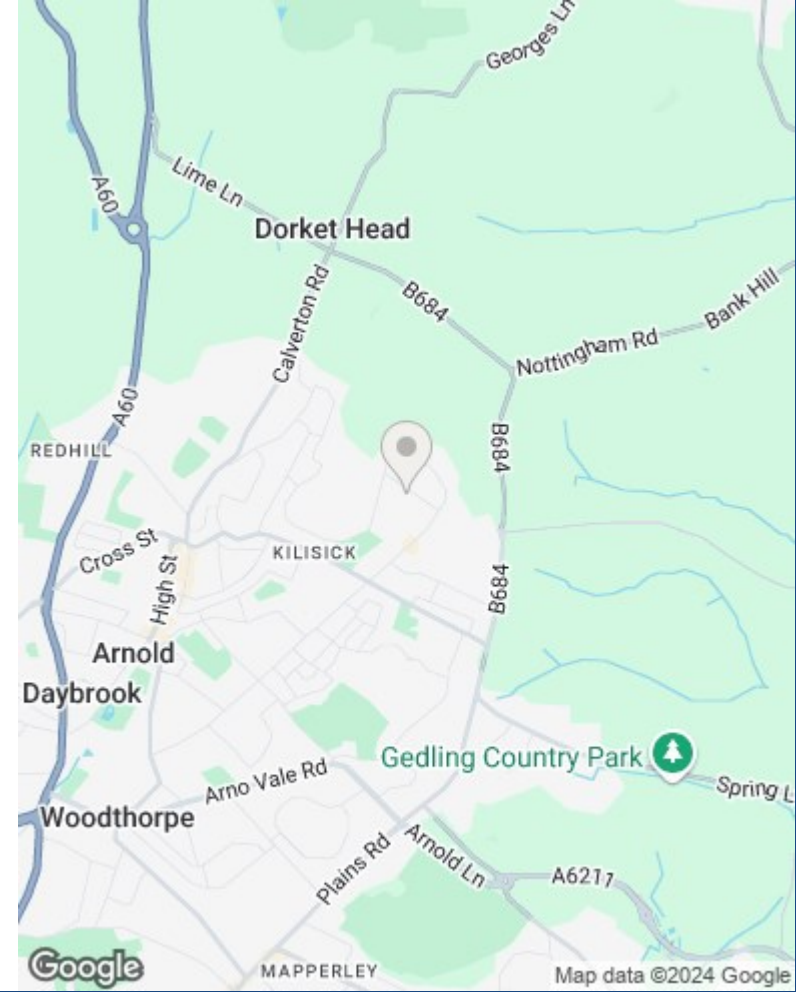


First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 64.4 sq. metres (693.4 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: B
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