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**DavidJames**  
the estate agent

**Main Street, Bulwell, Nottingham, NG6 8ET**

**£695 Per Calendar Month**

# About This Property

A well-presented duplex flat close to an abundance of amenities and major transport links. There is a large, versatile entrance hall on the first floor, with stairs leading to the second floor comprising a spacious & modern lounge/kitchen with skylight windows and an integrated oven, hob and extractor hood, two double bedrooms, a modern shower room/Wc with mains shower and a versatile space set on the landing area, which could be used as an office/study area. VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

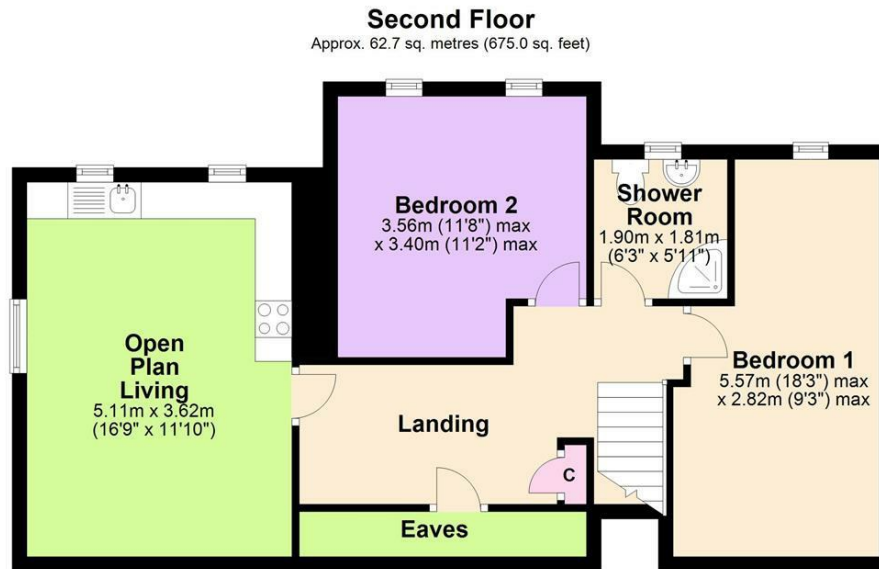
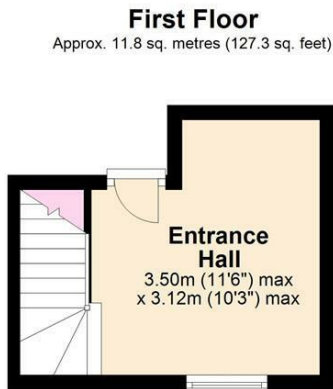
Council Band: TBC

Pets: Not permitted

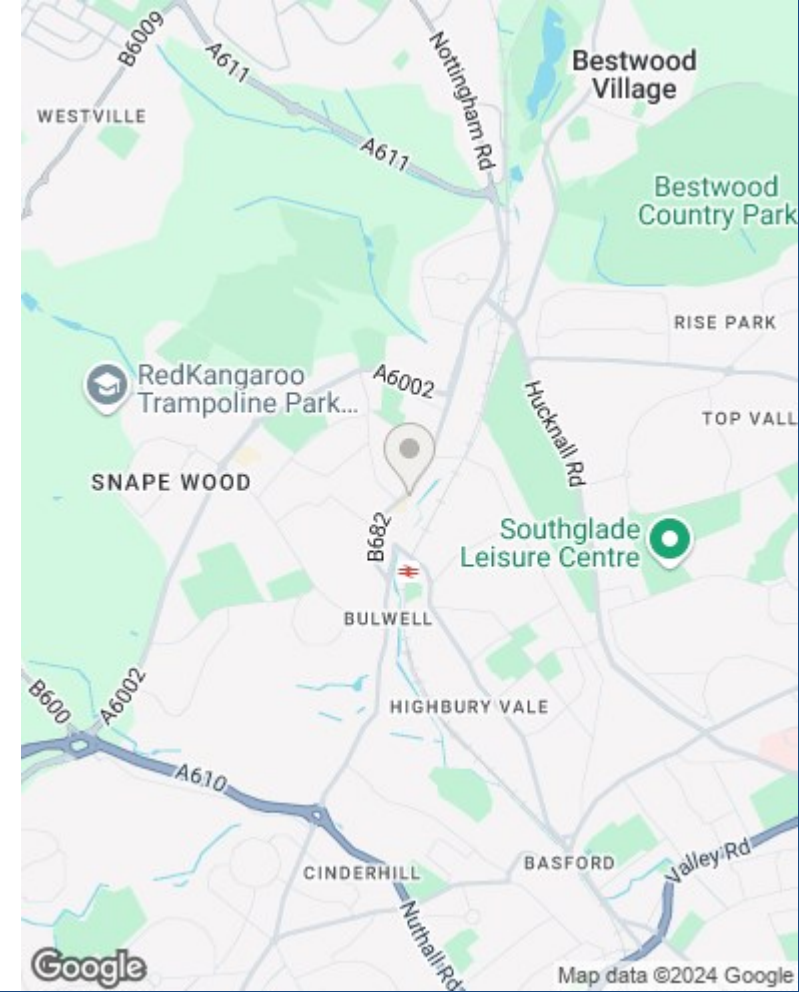
- Well-presented duplex flat
- Two double bedrooms
- Large, versatile entrance hall
- Bright & modern lounge/kitchen with integrated oven, hob and extractor hood
- Modern shower room/WC with mains shower
- Versatile landing area (could be used as office space)
- Gas central heating
- Double glazing including skylight windows to the second floor rooms
- Within walking distance of an abundance of amenities
- Plenty of transport links close by







Total area: approx. 74.5 sq. metres (802.4 sq. feet)



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**Council Tax Band: A**  
**Nottingham City Council**

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