



2



1



1



E

**DavidJames**  
the estate agent

**Meadow Road, Netherfield, Nottingham, NG4 2FR**

**£800 Per Calendar Month**



# About This Property

This newly refurbished 2-bedroom duplex flat in Netherfield offers a perfect blend of modern living and convenience, spread across two spacious floors with high ceilings throughout. The first floor boasts a large, bright lounge with expansive windows, filling the room with natural light, a generous sized kitchen equipped with appliances and a modern shower room, finished with a contemporary white suite and a freestanding shower. On the second floor you will find two spacious double bedrooms. Situated in a prime location, this duplex is just a short walk from local amenities and well-connected transport links. VIDEO TOUR AVAILABLE !

## TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E

Council Band: B

Pets: No

- Newly refurbished duplex flat
- Two double bedrooms
- New flooring throughout
- Bright and spacious lounge
- Large kitchen with appliances
- Contemporary shower room with freestanding shower
- Fully double glazed windows
- Gas Central Heating
- Excellent transport links nearby
- Close to local amenities

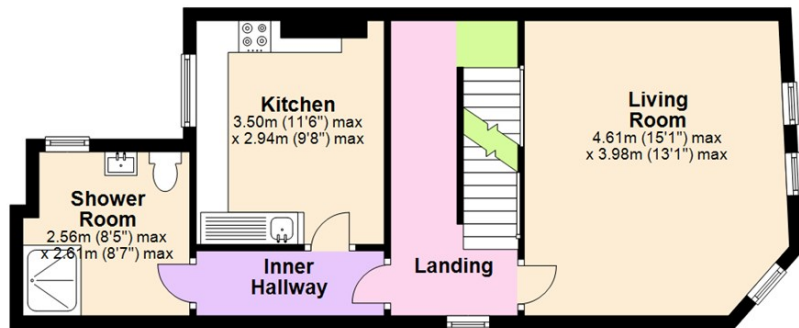




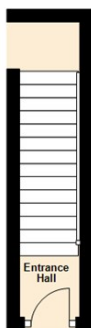




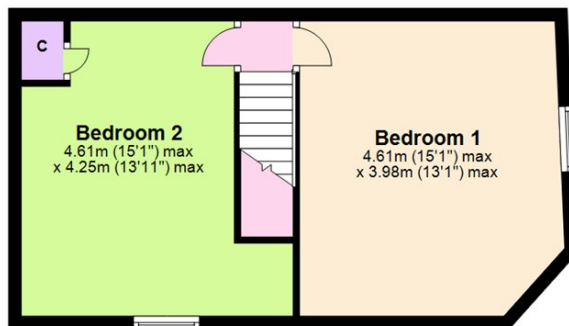
**First Floor**  
Approx. 48.6 sq. metres (523.4 sq. feet)



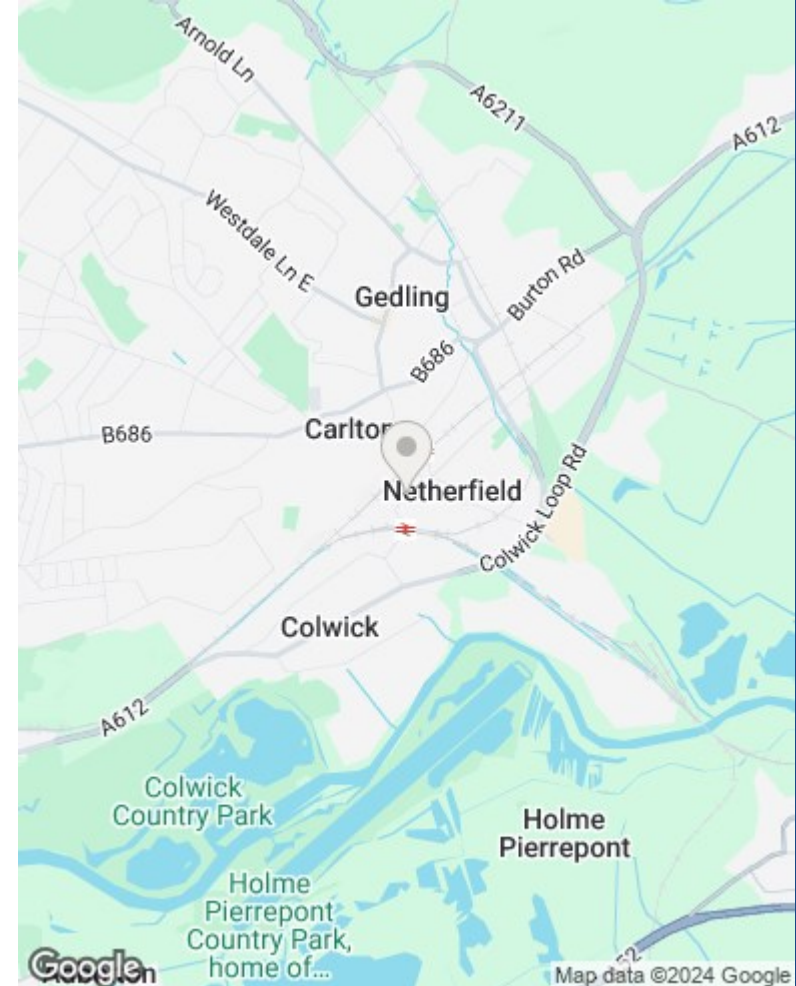
**Ground Floor**  
Approx. 4.3 sq. metres (46.6 sq. feet)



**Second Floor**  
Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 91.4 sq. metres (983.3 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

