



**DavidJames**  
the estate agent

**Church Street, Carlton, Nottingham, NG4 1BJ**

**£795 Per Calendar Month**



# About This Property

This well-presented first floor flat offers comfortable modern living with convenient access to amenities and transport links. The property comprises two double bedrooms and two modern bathrooms (including an en-suite shower room to bedroom two). The light and airy open plan living area creates a welcoming ambiance, seamlessly integrating with a kitchen boasting white gloss units and an integrated oven, hob, and extractor. Out-of-hours off-street parking is available, enhancing convenience for residents. With its prime location close to a wealth of amenities and transport links, this property offers both comfort and convenience for modern urban living. VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Well-presented first floor flat
- Two double bedrooms
- Light & airy open plan living
- Kitchen with white gloss units & integrated oven, hob & extractor
- Two modern bathrooms (including an en-suite shower room to bedroom two)
- UPVC double glazing
- Electric heating
- Out-of-hours off-street parking available
- Close to an abundance of amenities and transport links



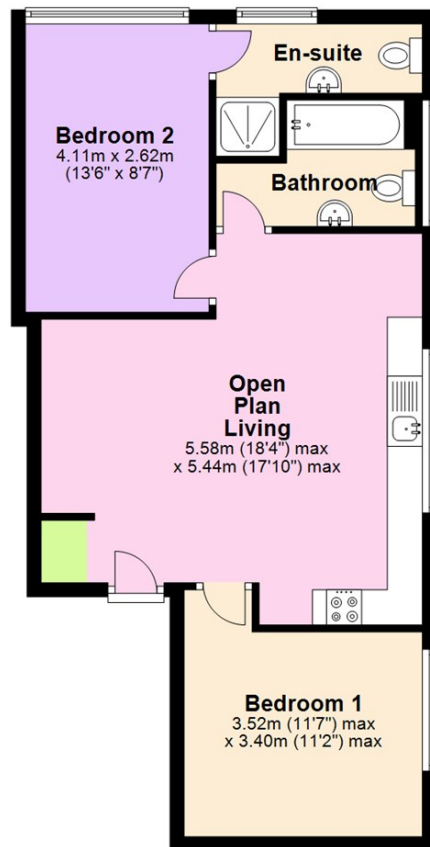




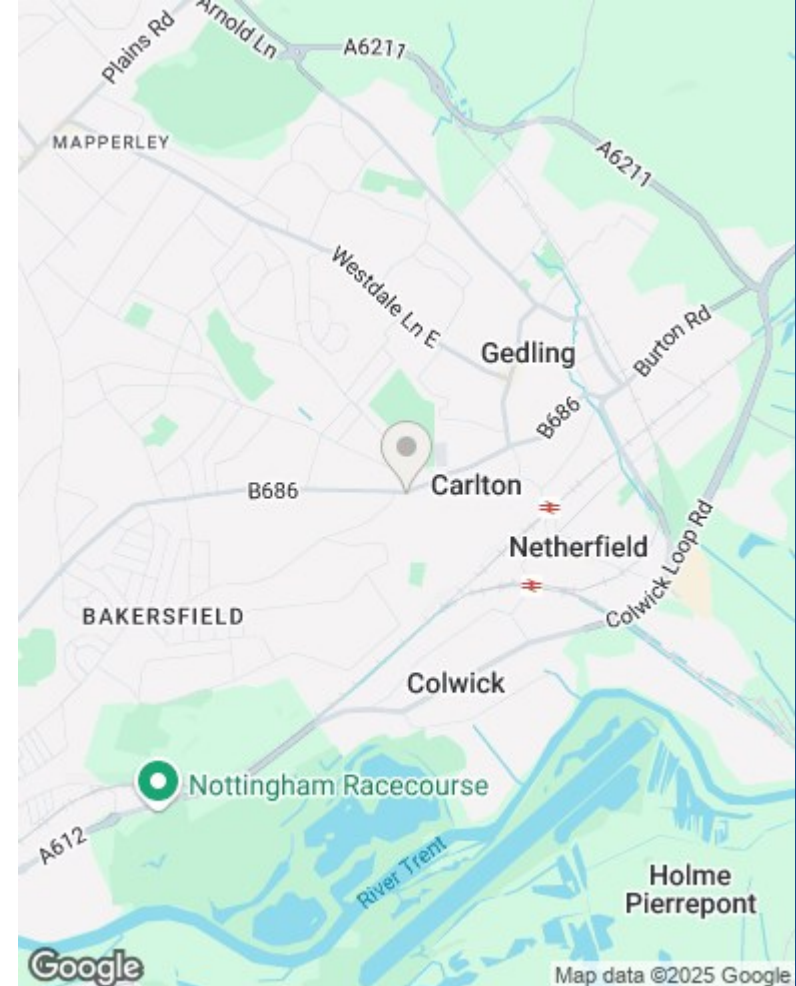


### First Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 sq. feet)



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**Council Tax Band: A**  
**Gedling Borough Council**

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**The Property**  
**Ombudsman**