



**DavidJames**  
the estate agent

**Marhill Road, Carlton, Nottingham, NG4 3FE**

**£700 Per Calendar Month**



## About This Property

A well-presented second floor flat situated in a purpose built block and within easy reach to ample amenities including supermarkets and transport links. The property boasts a good-sized living/kitchen area, two double bedrooms and a bathroom/WC with a white suite. Outside, there is parking to the rear providing off-street parking.

### TENANCY DETAILS

Available From: 9th June 2025

Tenancy Term: 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not permitted

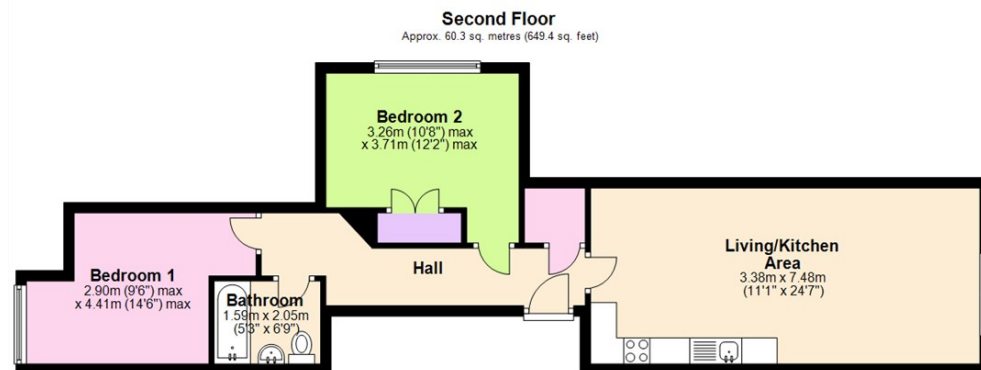
- A well-presented second floor flat in Carlton
- Two double bedrooms (bedroom two with wardrobes)
- Good-sized living/kitchen area
- Kitchen area with integrated appliances
- Bathroom/WC with a white suite
- Gas central heating
- UPVC double glazed windows
- Parking to the rear
- Within easy reach to ample amenities



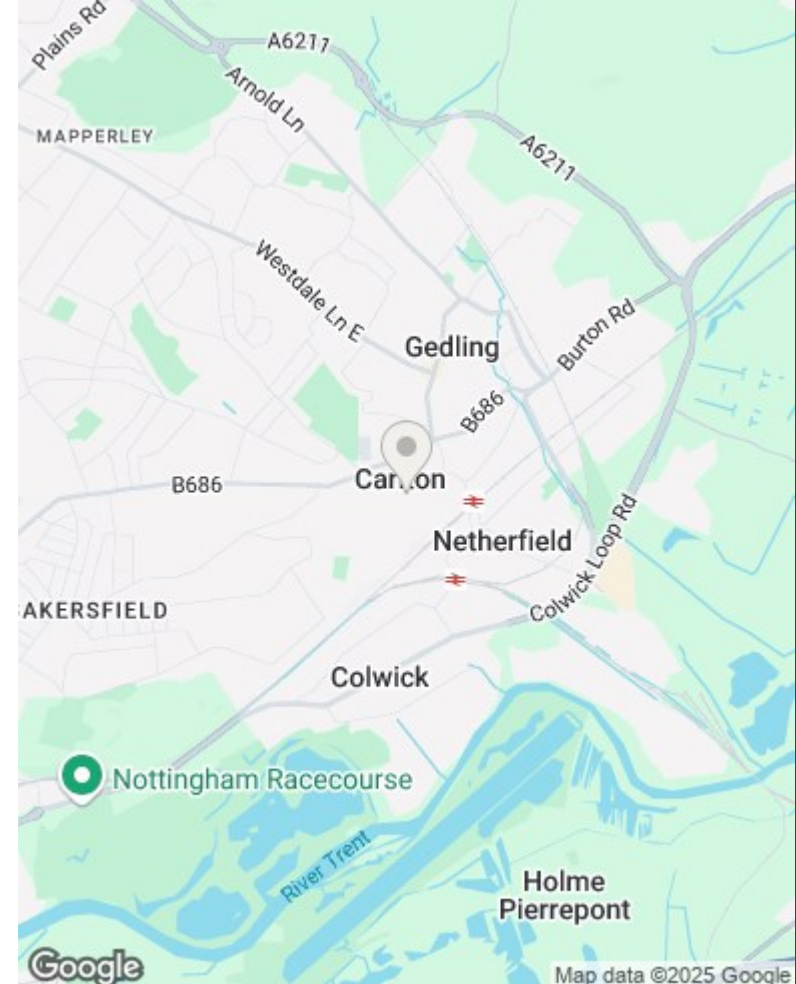








Total area: approx. 60.3 sq. metres (649.4 sq. feet)



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**