



2



1



1



c

**DavidJames**  
the estate agent

**Elwes Lodge, Carlton, Nottingham, NG4 1DX**

**£795 Per Calendar Month**



# About This Property

A well-presented ground floor maisonette in Carlton, featuring a spacious and inviting living room, a modern kitchen fitted with an integrated oven, hob, extractor fan and fridge/freezer, two well-proportioned bedrooms and a contemporary bathroom/WC complete with a white suite and mixer shower. Further benefits include gas central heating, UPVC double glazing throughout, and a private rear garden offering a pleasant outdoor space to enjoy. Located close to a range of local amenities and frequent transport links to Nottingham city centre and surrounding areas, this property combines comfort and convenience.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

- Well-presented ground floor maisonette
- Two bedrooms
- Spacious living room
- Kitchen with integrated oven, hob, extractor fan & fridge/freezer
- Modern bathroom/WC with white suite & mixer shower
- Gas central heating
- UPVC double glazing
- Private rear garden
- Close to ample amenities & frequent transport links



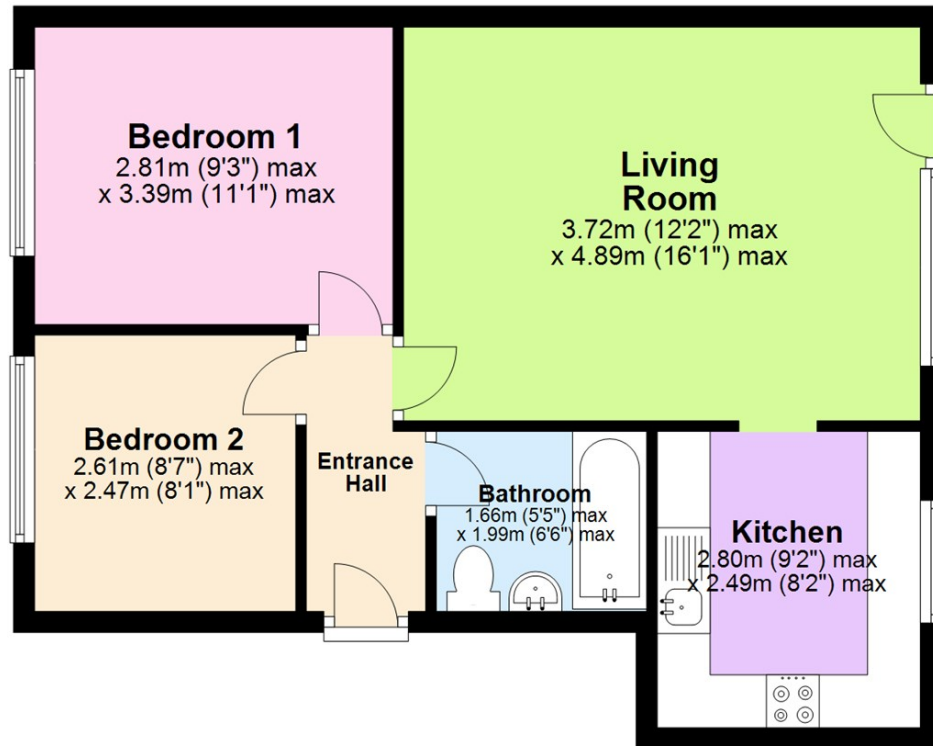




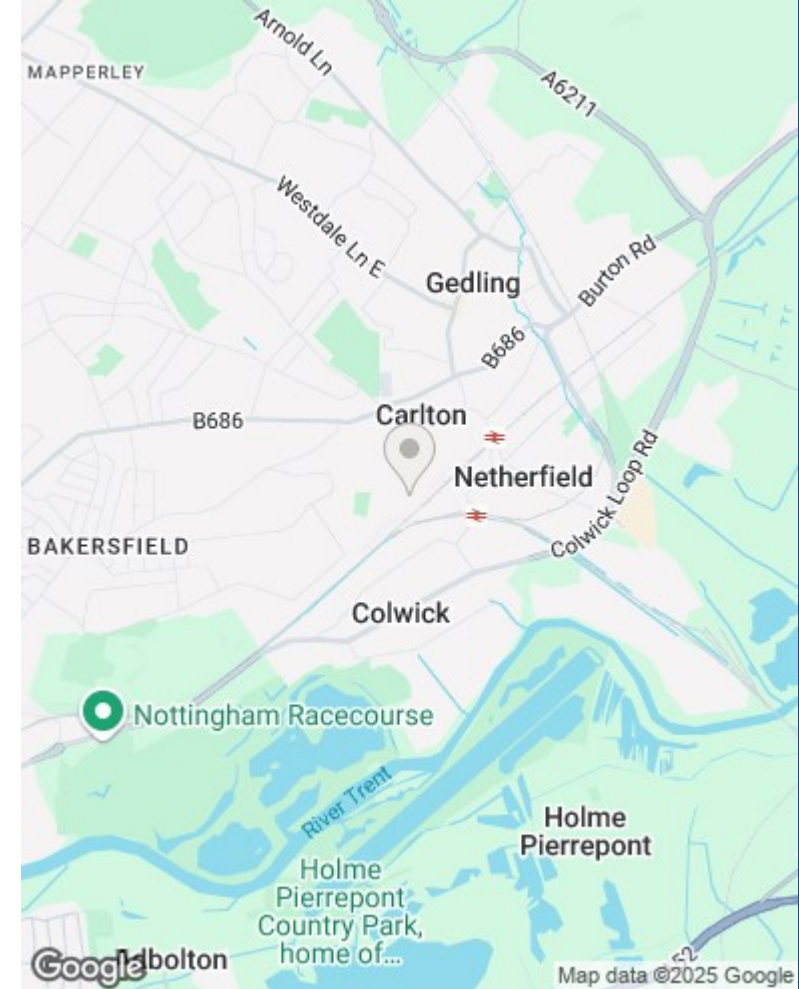


## Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



Total area: approx. 48.9 sq. metres (526.5 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

naea | propertymark  
**PROTECTED**

