



**DavidJames**  
the estate agent

**2 Barrack Lane, Park Border, Nottingham, NG7 1AN**

**£925 Per Calendar Month**



## About This Property

On the Park Border, this well-presented ground floor flat offers comfortable single-storey living with an array of appealing features. Boasting two generously sized bedrooms, a spacious lounge/dining room flooded with natural light, and a modern kitchen with integrated appliances, this property provides ample space. The convenience of a newly fitted shower suite adds to the overall comfort. UPVC double glazing ensures energy efficiency, while a Baxi combination boiler provides reliable heating. The property also includes an off-street parking area, a valuable asset in this bustling location. Situated within walking distance to Nottingham City Centre, this flat offers easy access to a wealth of amenities, making it an ideal choice for those seeking a low-maintenance, centrally located home.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

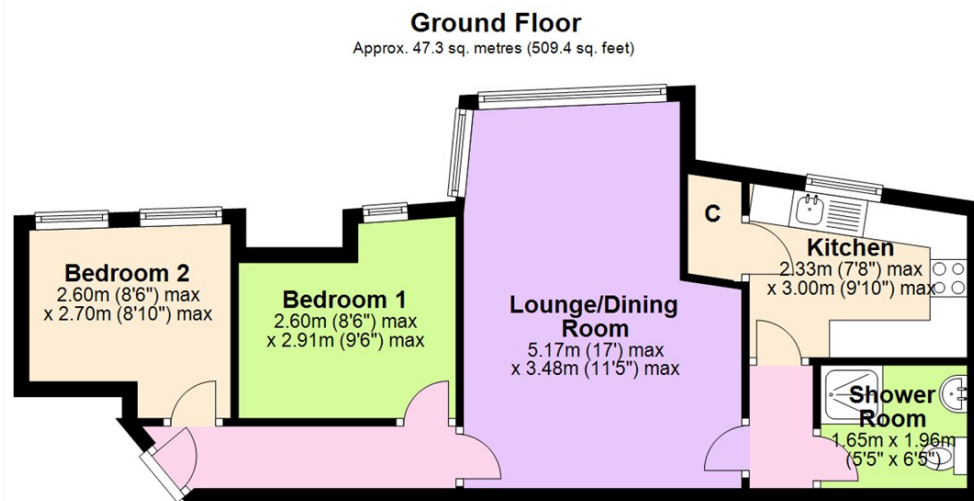
- Well-presented ground floor flat
- Two good-sized bedrooms
- Spacious lounge/dining room
- Modern kitchen with integrated appliances
- Shower room with newly fitted suite
- UPVC double glazing
- Baxi combination boiler
- Off-street parking area
- Perfect for those who enjoy single storey living
- Within walking distance to Nottingham City Centre











Total area: approx. 47.3 sq. metres (509.4 sq. feet)



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

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**The Property**  
**Ombudsman**