



**DavidJames**  
the estate agent

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

**£795 Per Calendar Month**



## About This Property

A well-presented ground floor maisonette set within a quiet cul-de-sac with amenities only a short distance away! There's a spacious lounge/dining room, a modern kitchen with integrated appliances, two bedrooms & bathroom/Wc with white suite and electric shower. Outside there is a private rear garden with lawned and patio areas.

### TENANCY DETAILS

Available From: 26th June 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Considered

- A well presented ground floor maisonette
- Two bedrooms
- Spacious lounge/dining room with feature fireplace and French door
- Modern kitchen with integrated appliances
- Bathroom/Wc with white suite and electric shower
- UPVC double glazing
- Gas central heating
- Rear garden with patio and lawned areas
- Set within a quiet cul-de-sac with nearby transport links



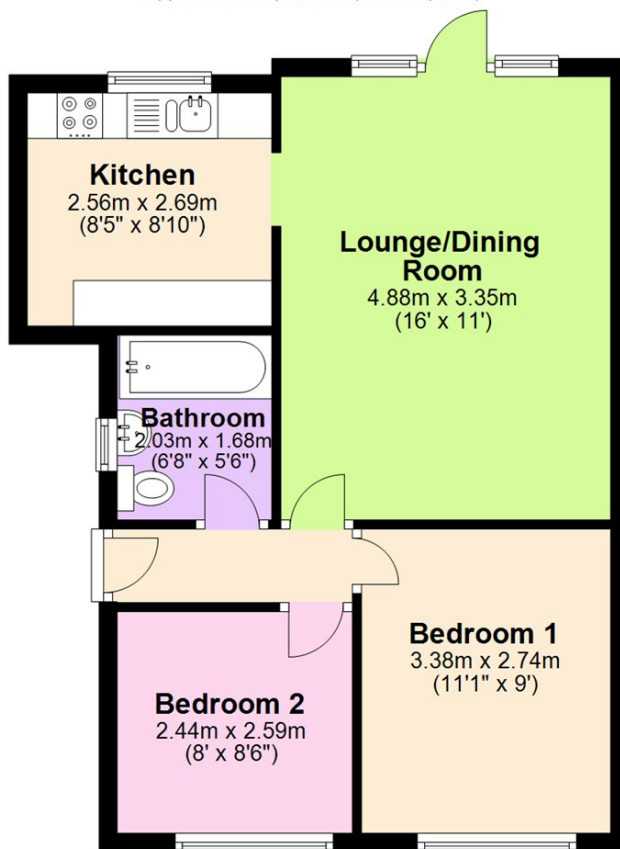




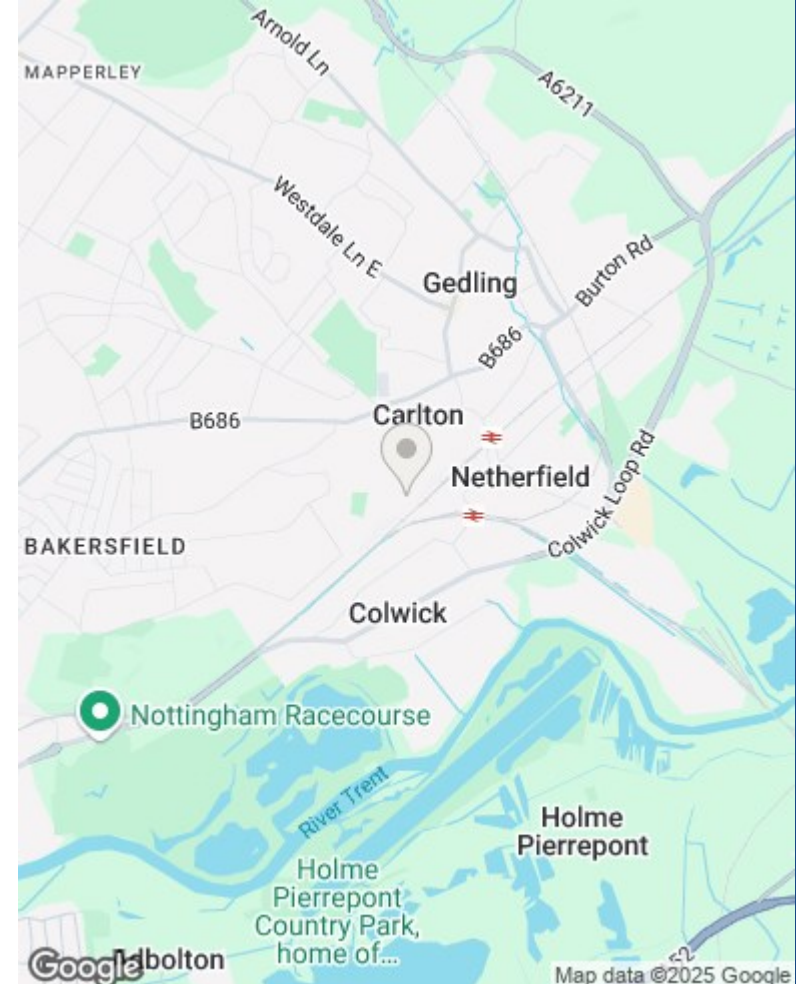


### Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 46.1 sq. metres (496.3 sq. feet)



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

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**PROTECTED**

**The Property**  
**Ombudsman**