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**DavidJames**  
the estate agent

**Salisbury Court, Querneby Road, Mapperley, Nottingham, NG3 5JD**

**£850 Per Calendar Month**





## About This Property

A FULLY REFURBISHED first-floor maisonette, nestled in the heart of Mapperley. Boasting two bedrooms, an entrance hall, and a central first-floor landing, this home offers a practical layout. The lounge has a glazed door leading to a balcony overlooking Querneby Road and invites plenty of natural light. The newly fitted kitchen features grey gloss units and appliances, and there is a newly fitted bathroom/Wc bathroom/WC with a white suite and mixer shower. The property benefits from combination gas central heating and UPVC double glazing. Outside, a small allocated garden area to the rear elevation adds further convenience. Situated within walking distance of a supermarket and bus routes to the city centre and surrounding areas, this property offers convenience.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Considered

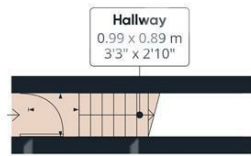
- First floor maisonette
- FULLY REFURBISHED
- Two bedrooms
- Entrance hall and central first floor landing
- Lounge with glazed door to a balcony overlooking Querneby Road
- NEWLY FITTED kitchen with appliances and balcony to the rear
- NEWLY FITTED bathroom/Wc with white suite and mixer shower
- Combination gas central heating, UPVC double glazing
- Allocated garden area to the rear elevation
- In walking distance of a supermarket and bus routes to the city centre and surrounding areas











Floor 0



Floor 1

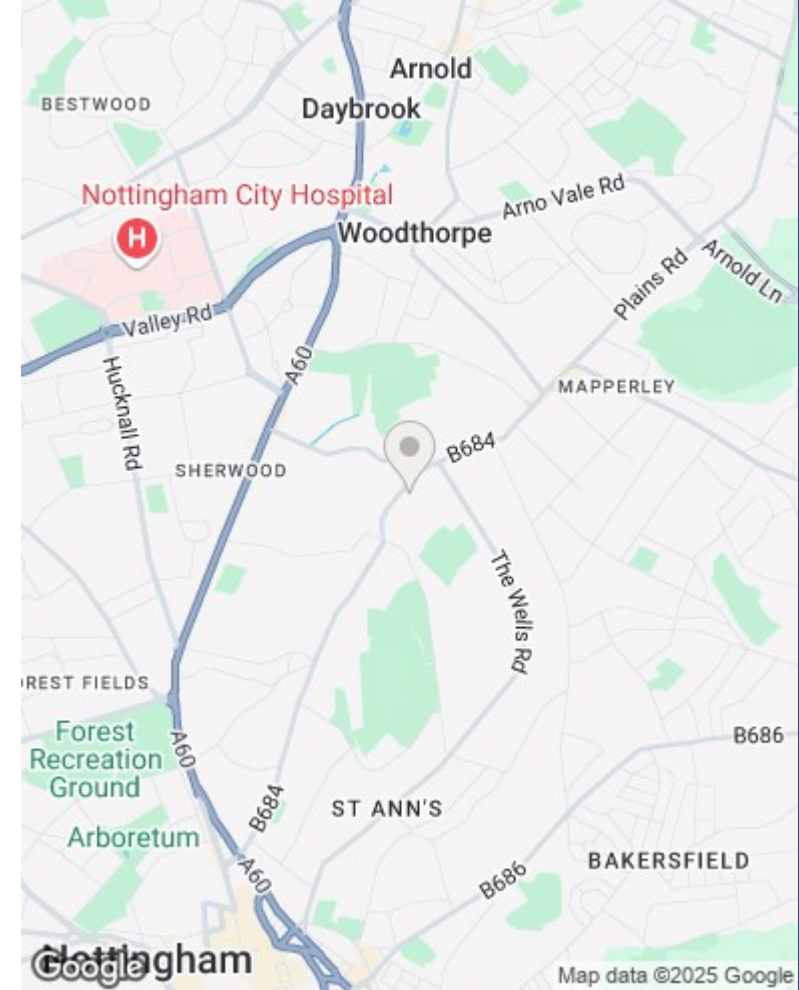


Approximate total area<sup>1)</sup>  
61.68 m<sup>2</sup>  
663.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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