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DavidJames
the estate agent

Elm Avenue, Nottingham, NG3 4GF

£775 Per Calendar Month



About This Property

A fantastic duplex flat within walking distance of Nottingham City Centre! Recently refreshed with new floor coverings and a fresh coat of paint, this property presents a welcoming ambiance throughout. Set across two floors, there is a spacious lounge/dining room, adorned with a bay window, a kitchen with appliances, two generously proportioned bedrooms, including one with skylight windows, and a bathroom/WC featuring a white suite and mixer shower. A garage is available for added convenience, and residents can enjoy the shared front garden. This property combines modern comforts with urban accessibility.

You will receive 50% of the first month's rent if you're able to start the tenancy before 5th December 2025.

Optional garage available for £50 PCM

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

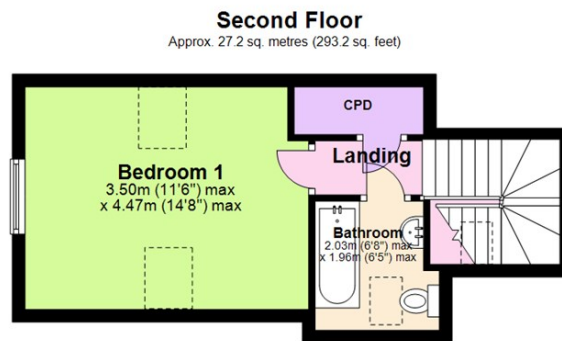
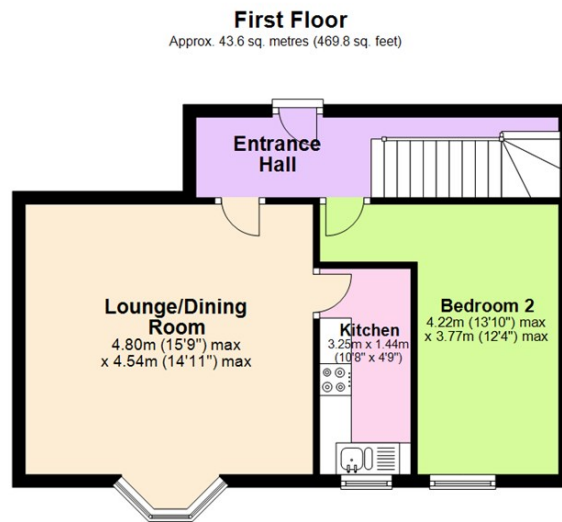
Council Band: A

Pets: Not permitted

- Fantastic duplex flat within walking distance of Nottingham City Centre!
- Freshly decorated including new floor coverings throughout
- Two good-sized bedrooms
- Spacious lounge/dining room with bay window
- Kitchen with appliances
- Bathroom/Wc with mixer shower
- Gas central heating
- UPVC double glazing
- Shared front garden
- Optional garage available







Total area: approx. 70.9 sq. metres (762.9 sq. feet)



Council Tax Band: A
Nottingham City Council

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The Property Ombudsman