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**DavidJames**  
the estate agent

**Colbrook Place, Midland Road, Carlton, Nottingham, NG4 2GH**

**£825 Per Calendar Month**



## About This Property

A well presented and spacious ground floor apartment situated in a modern purpose-built development. The property has an open plan living space with lounge/dining area and kitchen with integrated appliances. There are two bedrooms, both with fitted wardrobes and the master bedroom also has an en-suite shower room/Wc. There is a further bathroom/Wc and the property benefits from an allocated parking space and communal gardens.

### TENANCY DETAILS

Available From: 14th November 2025

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: B

Pets: Not permitted

- Well presented and spacious ground floor apartment
- Two bedrooms, both with fitted wardrobes
- Entrance hall, security intercom
- Open plan living area with lounge and dining space
- Kitchen with integrated appliances
- En-suite shower room/Wc to bedroom one
- Bathroom/Wc with white suite and mains shower
- Electric heating, UPVC double glazing
- Allocated parking space, communal gardens
- Convenient location close to shops and Carlton Station



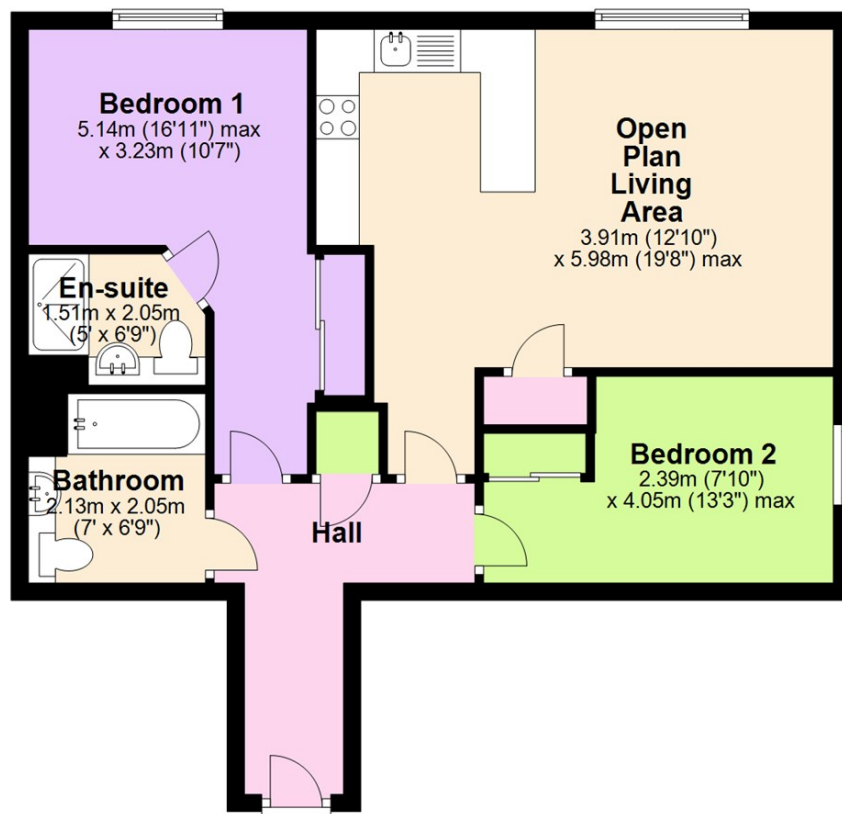




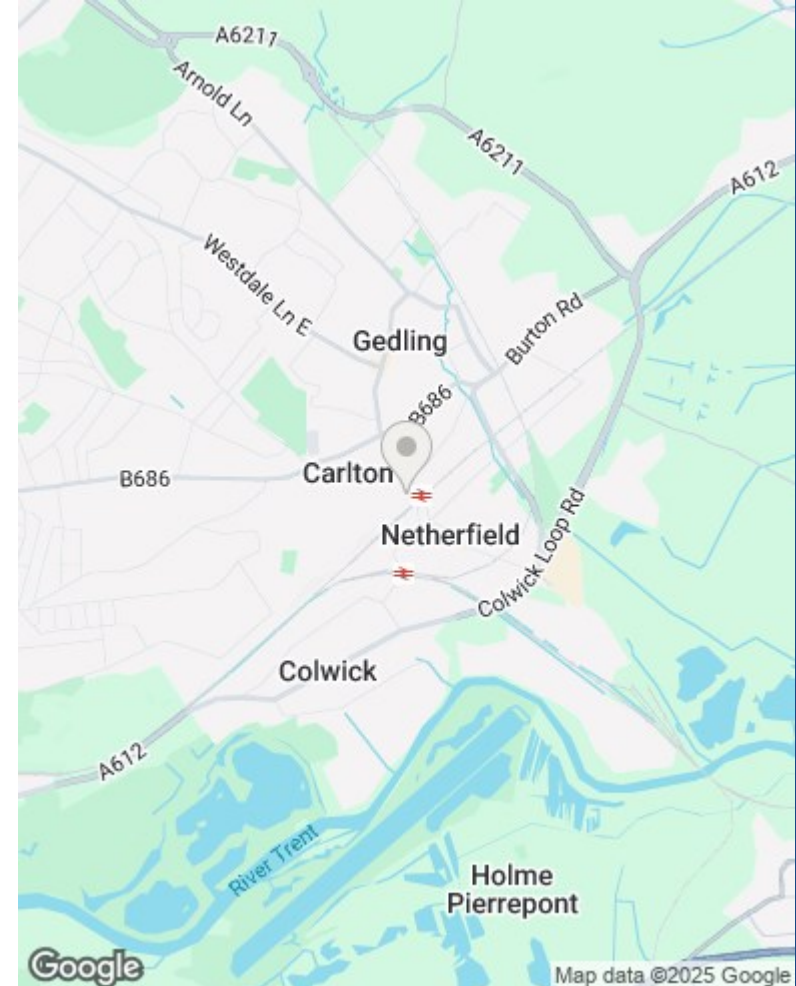


## Ground Floor

Approx. 62.3 sq. metres (670.2 sq. feet)



Total area: approx. 62.3 sq. metres (670.2 sq. feet)



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**Council Tax Band: B**  
**Gedling Borough Council**

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the estate agent

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