



**DavidJames**  
the estate agent

**Ebury Road, Nottingham, NG5 1BB**

**£625 Per Calendar Month**

# About This Property

Perfect for professionals seeking a comfortable and convenient home, this well-presented second-floor flat on Ebury Road offers comfortable and low-maintenance living close to the heart of Nottingham. The property has been newly carpeted and freshly decorated throughout, providing a modern, neutral finish ready to move straight into. The accommodation includes an entrance hall with a handy storage cupboard, an inner hallway with intercom system, and a bright open-plan living space with a lounge area and kitchen complete with appliances. The double bedroom is generously sized, while the spacious bathroom/WC features a white suite and electric shower. Located within easy reach of Nottingham City Centre, City Hospital, and a range of shops, cafes, and transport links, this flat combines practicality with excellent convenience — an ideal choice for tenants looking for accommodation in a well-connected area.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

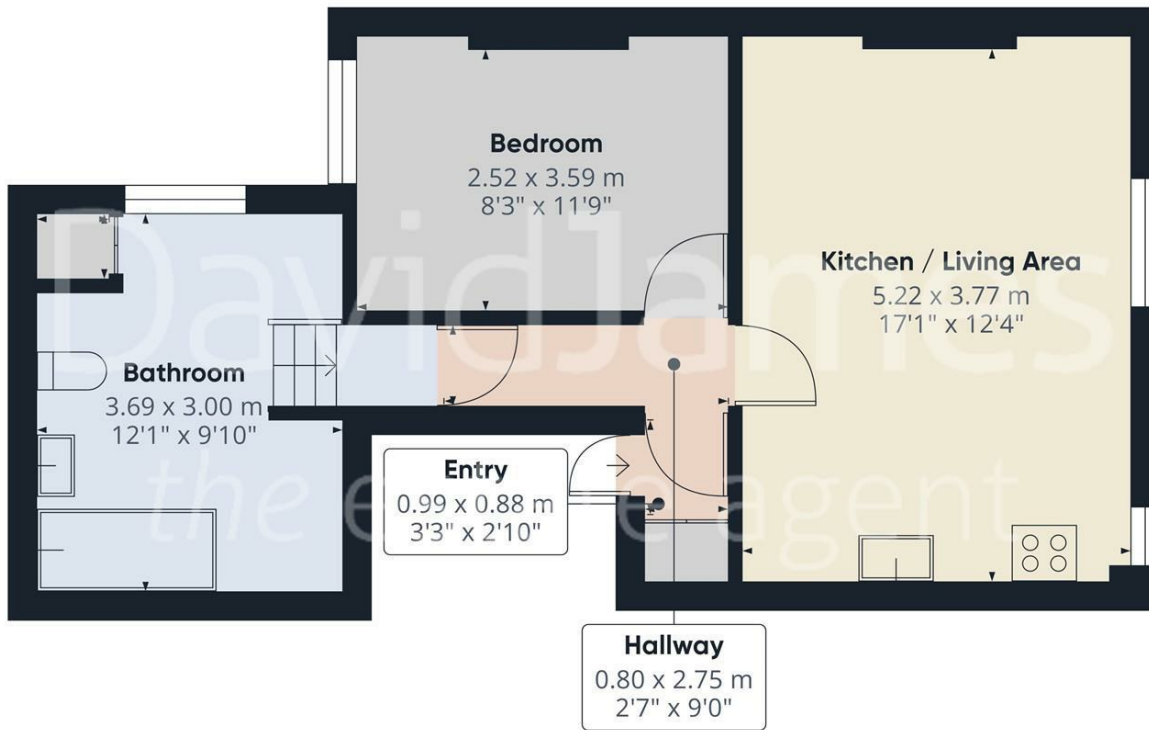
Council Band: A

Pets: Not permitted

- Well-presented second-floor flat
- One double bedroom
- Newly carpeted and freshly decorated throughout
- Inner hallway with intercom system
- Open-plan lounge and kitchen with appliances
- Bathroom/WC with white suite and electric shower
- UPVC double glazing
- Electric heating
- Easy access to City Centre and City Hospital
- Close to shops, cafes, and excellent transport links







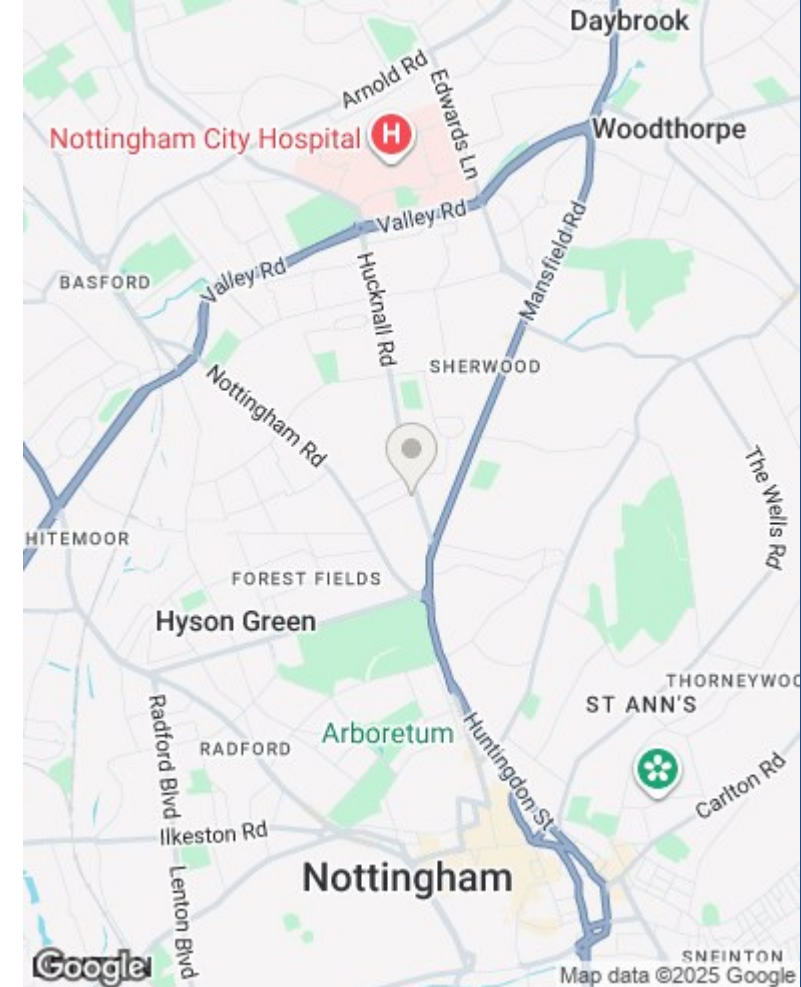
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Approximate total area\*\*  
44.7 m<sup>2</sup>  
480 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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**The Property Ombudsman**