



 2

 1

 1

 c

DavidJames
the estate agent

Eccles Way, Nottingham, NG3 3DG

£850 Per Calendar Month

About This Property

A well-presented two bedroom top floor apartment within easy reach of the city centre and with bus links to City Hospital on the doorstep. There is a good sized lounge/dining room, modern kitchen with integrated appliances including an oven, hob & extractor fan, a bathroom/WC, as well as allocated off-street parking.

TENANCY DETAILS

Available From: 11th December 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted



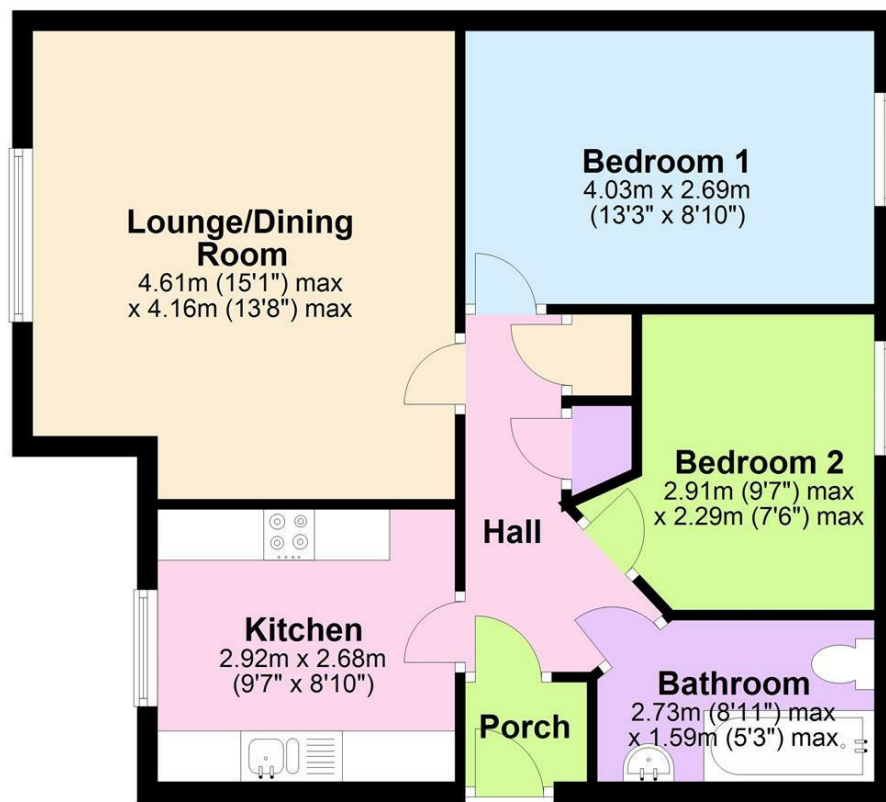
- Modern top floor apartment
- Two bedrooms
- Good-sized lounge/dining room
- Modern kitchen with integrated appliances
- Bathroom with three piece suite
- Gas central heating
- UPVC double glazing
- Allocated parking space
- Close to city centre and frequent bus routes





Top Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 57.0 sq. metres (613.4 sq. feet)



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

The Property Ombudsman