



**DavidJames**  
the estate agent

**Hanley Street, Nottingham, NG1 5GD**

**£1,900 Per Calendar Month**

# About This Property

Located in the heart of Nottingham's vibrant City Centre, this impressive large penthouse apartment offers a rare combination of space and exceptional outdoor living, complete with an extensive private roof terrace and dual-aspect city views. Soon to be fully furnished before the tenancy begins, the property opens with an entrance hall providing useful storage and an inner hallway with an intercom system. The spacious open-plan lounge, dining area and kitchen create a bright and versatile living space, complemented by integrated appliances. There are three well-proportioned double bedrooms, with bedroom one and two featuring Juliet balconies, while bedroom three benefits from built-in wardrobes. The apartment also offers two bathrooms, including an en-suite shower room to bedroom one. Additional features include electric heating, lift access, secure fob entry to both the building and the gated underground parking. Positioned within walking distance of shops, bars, restaurants, transport links and entertainment, this penthouse presents an exciting opportunity for those seeking premium city living with outstanding private outdoor space.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Fully Furnished

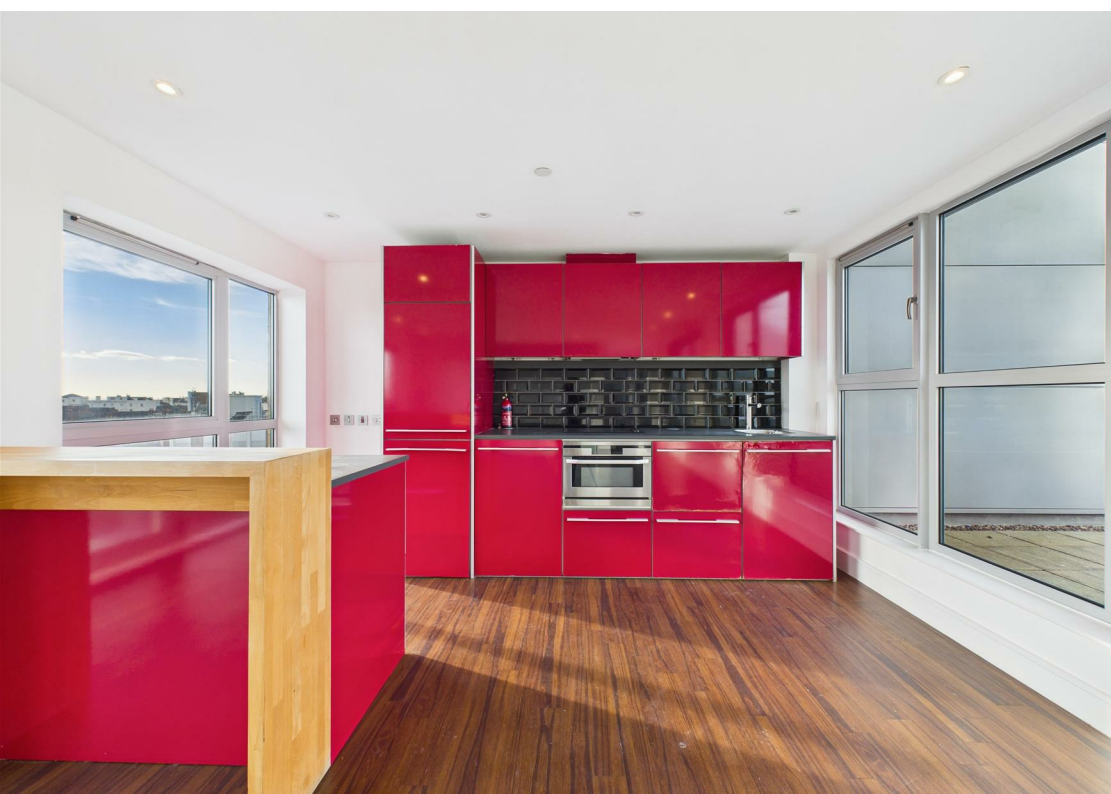
EPC Rating: C

Council Band: D

Pets: Not permitted

- Large penthouse apartment in Nottingham City Centre
- Three double bedrooms
- FULLY FURNISHED
- Entrance hall with useful storage and inner hallway with intercom system
- Two bathrooms including an en-suite to bedroom one
- Spacious open-plan lounge/diner/kitchen with integrated appliances
- Extensive private roof terrace
- Electric heating
- Secure underground parking with fob-access gate, plus fob entry and lift access





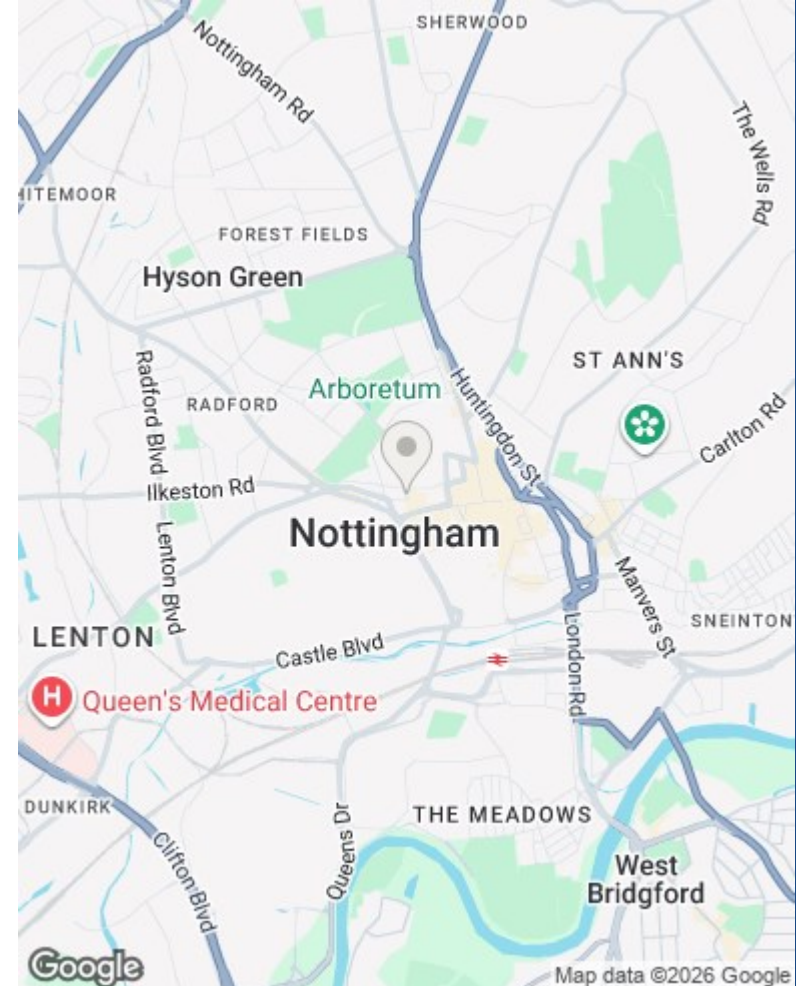


Approximate total area<sup>(1)</sup>  
111.3 m<sup>2</sup>  
1198 ft<sup>2</sup>

(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: D**  
**Nottingham City Council**

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**The Property Ombudsman**