



**DavidJames**  
the estate agent

**Greenhill Rise, Carlton, Nottingham, NG4 1BL**

**£675 Per Calendar Month**



## About This Property

A modern lower ground floor flat in a recently built development, serviced by a communal entrance hall. The property boasts an open plan living space including kitchen with integrated oven and hob, a bedroom and shower room/Wc with mains shower. There is also UPVC double glazing, gas central heating, allocated parking and visitor parking. Situated close to Carlton Square and the Tesco supermarket as well as frequent bus routes, this flat would be ideal for working professionals.

### TENANCY DETAILS

Available From: 19th January 2026

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

- Modern lower ground floor flat in a recently built development
- One double bedroom
- Open plan living space with modern kitchen having an integrated oven, hob and extractor
- Shower room/Wc with white suite and mains shower
- Gas central heating
- UPVC double glazing
- Allocated parking space, in addition to visitor parking
- Situated close to Carlton Square and Tesco Supermarket
- Ideal for working professionals as close to frequent bus routes to the city centre



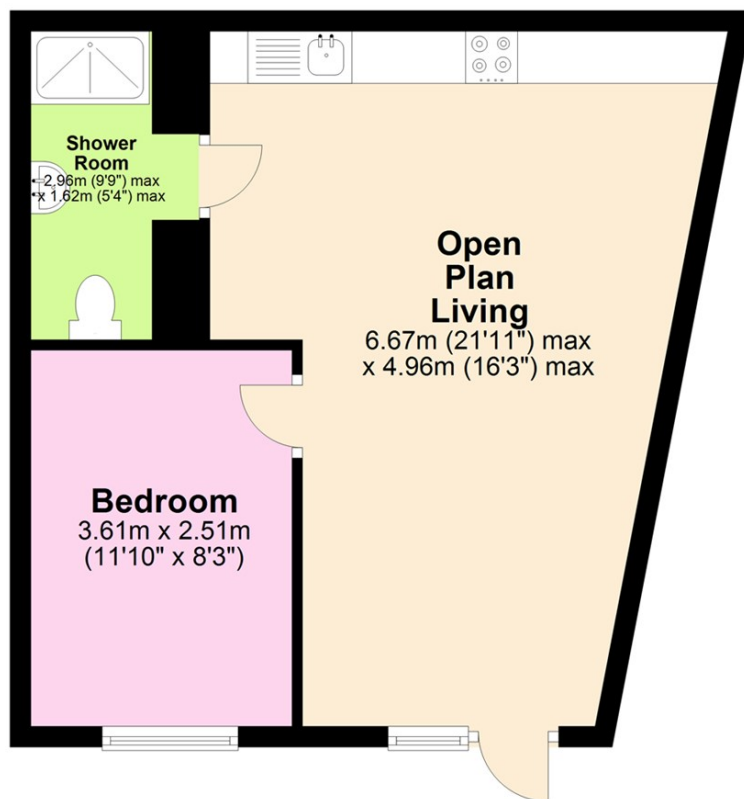




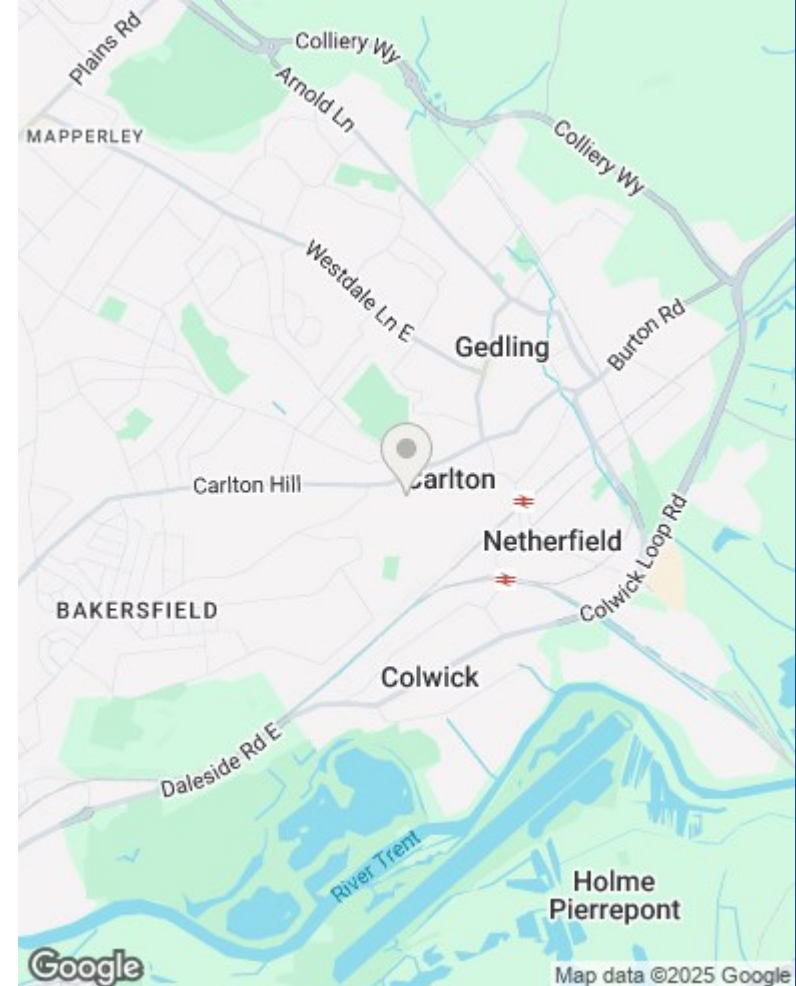


## Lower Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 40.4 sq. metres (435.1 sq. feet)



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**Council Tax Band: A**  
**Gedling Borough Council**

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Ombudsman**