



DavidJames
the estate agent

Querneby Avenue, Nottingham, NG3 5HU

£900 Per Calendar Month

About This Property

Situated in the popular and well-connected area of Mapperley, Nottingham, this duplex flat is arranged over the second and third floors of a modern residential building and offers contemporary living with excellent access to local amenities. The accommodation comprises an inviting open-plan living area featuring a Juliet balcony and a fitted kitchen with appliances. This floor further boasts a double bedroom and shower room whilst the upper floor is dedicated entirely to a substantial principal bedroom suite, which includes its own shower room, skylight windows that flood the space with natural light, and ample built-in storage. Additional benefits include gas central heating, uPVC double glazing throughout, and an allocated off-street parking space. The property is conveniently located within walking distance of Mapperley Top and Sherwood's vibrant high street, offering a wide range of shops, cafés and services, along with regular bus links providing easy access into Nottingham city centre and beyond.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing:

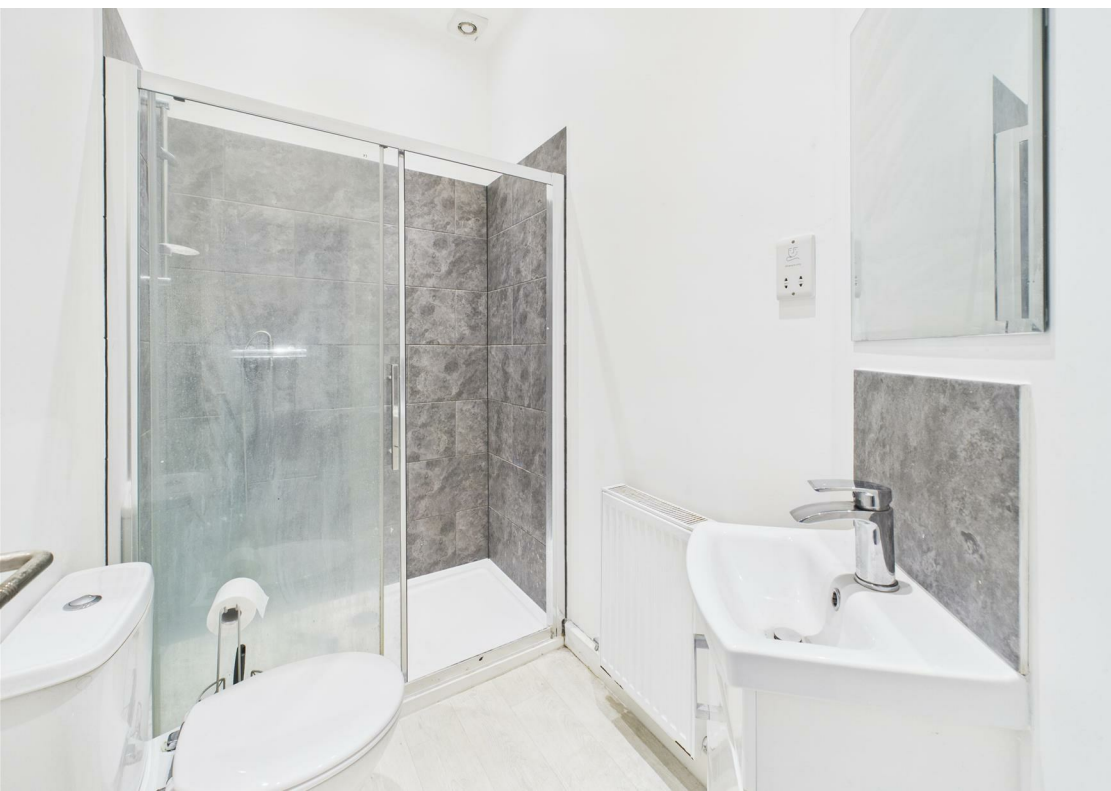
EPC Rating: C

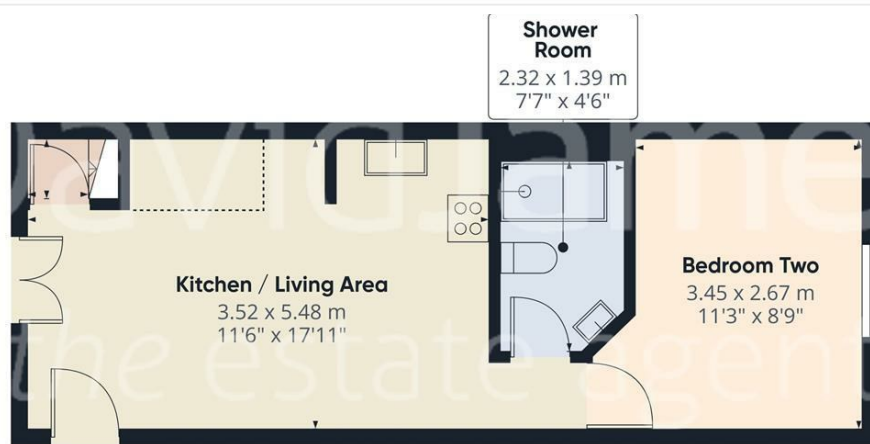
Council Band: A

Pets: Not permitted

- Duplex flat
- Two well-proportioned double bedrooms
- Two shower rooms
- Open-plan living area with Juliet balcony
- Fitted kitchen with appliances
- Gas central heating
- uPVC double glazing throughout
- Allocated off-street parking space
- Walking distance to Mapperley Top, Sherwood high street and regular bus links







Floor 0



Floor 1



Approximate total area*

54.3 m²
585 ft²

Reduced headroom

8.2 m²
88 ft²

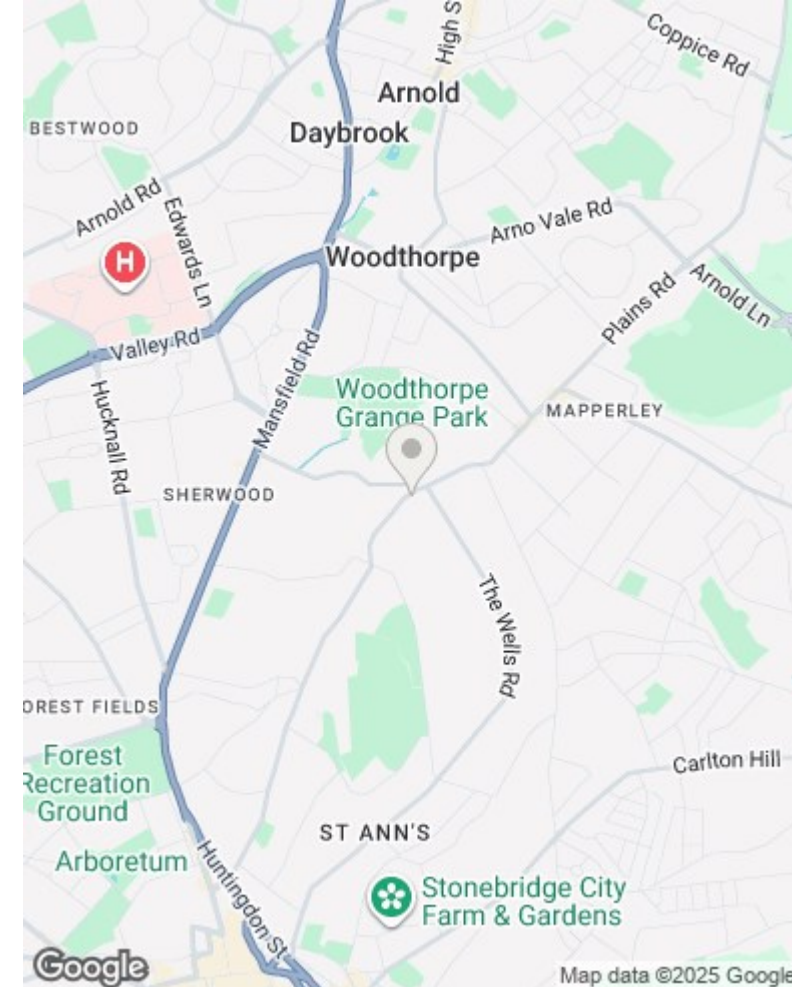
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

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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