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**DavidJames**  
the estate agent

**Charnwood Lane, Arnold, Nottingham, NG5 6PF**

**£950 Per Calendar Month**



# About This Property

An immaculately presented Georgian-style townhouse, freshly decorated throughout and located within the sought-after and quiet residential area of Woodthorpe View, Arnold. The accommodation boasts a welcoming living room featuring a charming bow window and newly laid flooring, creating a bright and stylish space to relax. To the rear, a well-appointed dining kitchen comes with integrated cooking appliances including a brand new oven. To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from spacious built-in wardrobes, along with a modern bathroom/WC fitted with a white suite and mains-fed shower. Externally, the property enjoys a low-maintenance rear garden with paving and gravel borders, leading to a detached garage positioned at the bottom of the garden with off-street parking space to the front of it. Ideally suited to professionals or couples, this beautifully maintained home combines style, comfort and convenience in a highly regarded Nottingham location.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: B

Pets: Not permitted

- Immaculately presented Georgian-style townhouse
- Two well-proportioned bedrooms (built-in wardrobes to bedroom one)
- Freshly decorated throughout
- New flooring to lounge and new carpets to the first floor
- Living room with attractive bow window
- Dining kitchen with integrated cooking appliances, including brand new oven
- Gas central heating
- UPVC double glazing
- Low-maintenance rear garden with detached garage
- Off-street parking

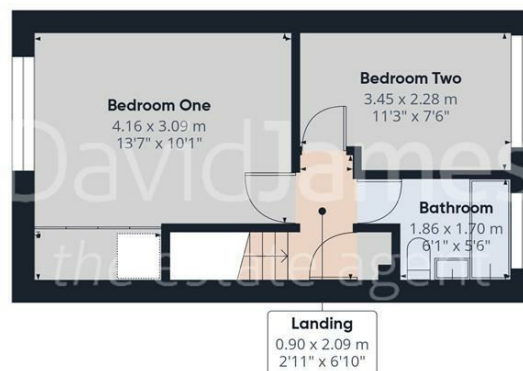




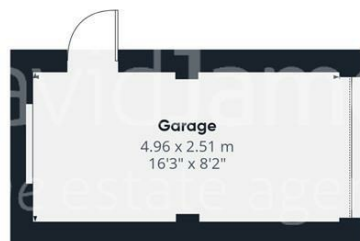




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
72.4 m<sup>2</sup>  
780 ft<sup>2</sup>

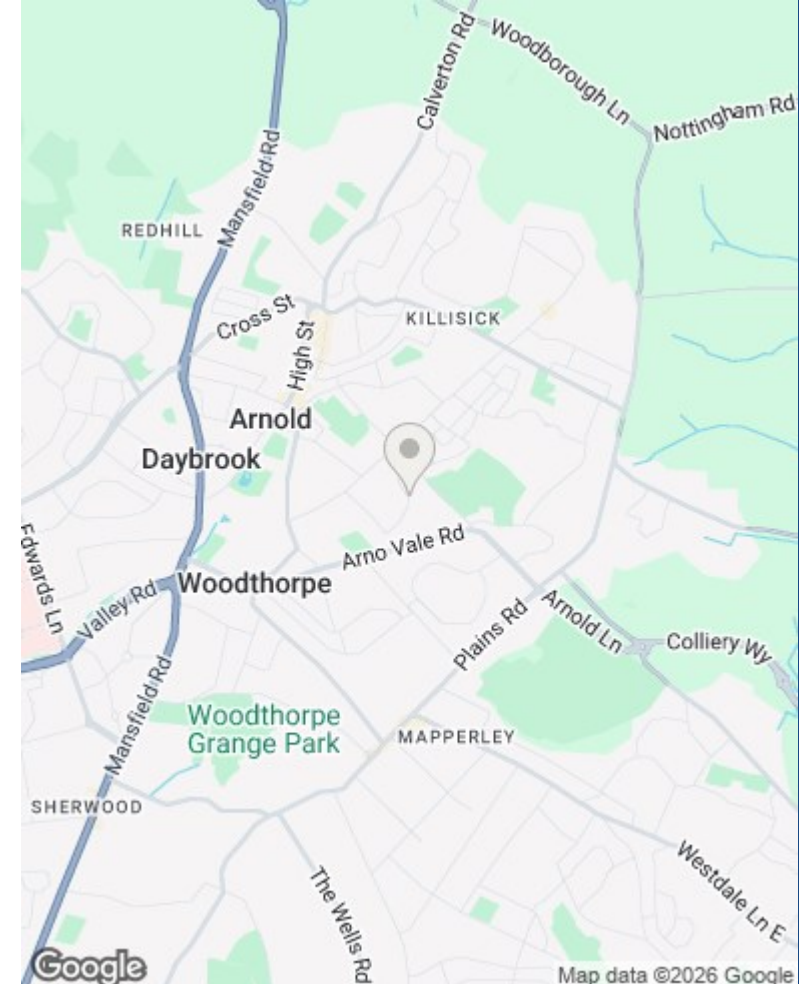
Reduced headroom  
0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(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.

GIRAFFE360



**Council Tax Band: B**  
**Gedling Borough Council**

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