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**DavidJames**  
the estate agent

**Midland Road, Carlton, Nottingham, NG4 2GH**

**£700 Per Calendar Month**

# About This Property

A well-presented second floor apartment ideally located within easy walking distance of Netherfield's train station and a range of local shops and amenities. This property offers an open plan living and kitchen area, complete with appliances and French doors opening onto a Juliet balcony, allowing for plenty of natural light. The property further benefits from a double bedroom with fitted wardrobes, providing ample storage, and a bathroom/WC fitted with a white suite and mains shower over the bath. Externally, the apartment includes allocated parking.

## TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: B

Council Band: A

Pets: Not permitted

- Second floor apartment
- Well-presented throughout
- Open plan living/kitchen area
- French doors to Juliet balcony
- One double bedroom with fitted wardrobes
- Bathroom/WC with three piece suite and mains shower
- UPVC double glazing
- Electric heating
- Allocated parking space to side of building
- Situated within walking distance of Netherfield's train station and local shops







**Hallway**  
3.32 x 1.18 m  
10'10" x 3'10"

**Bathroom**  
2.08 x 2.18 m  
6'10" x 7'1"

**Bedroom**  
3.25 x 2.47 m  
10'8" x 8'1"

**Open Plan  
Kitchen/Living Area**  
3.44 x 6.66 m  
11'3" x 21'10"

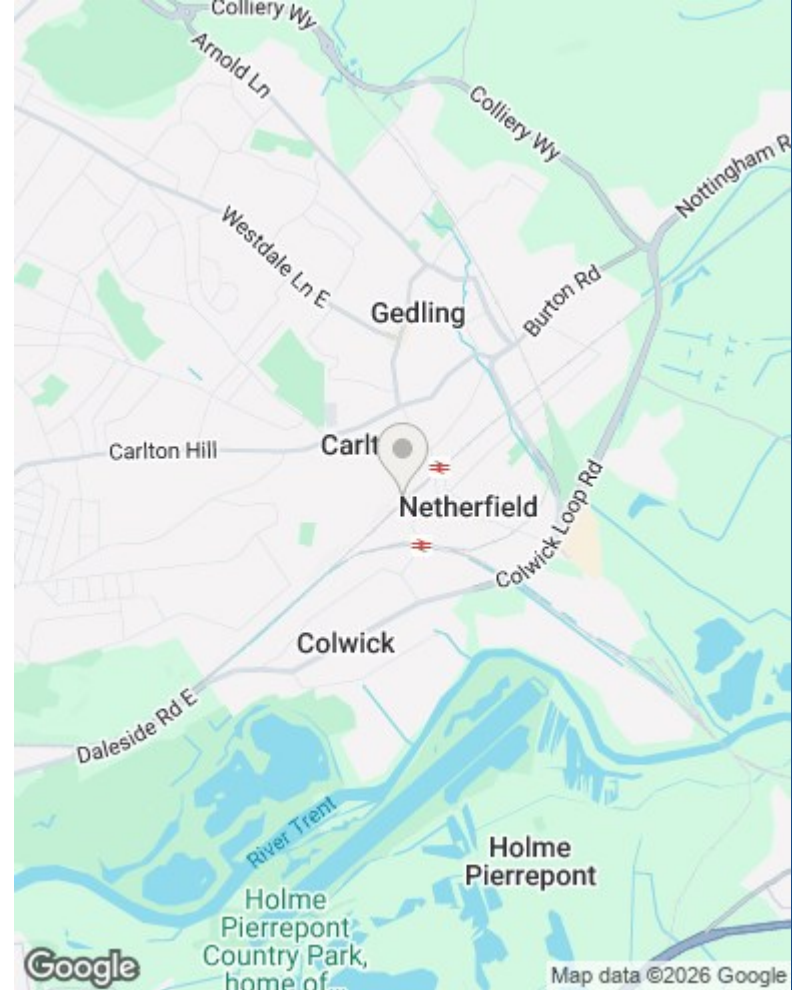


Approximate total area\*\*  
43.6 m<sup>2</sup>  
469 ft<sup>2</sup>

(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: A  
Gedling Borough Council**

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