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DavidJames
*the* estate agent

# Vernon Park Drive, Old Basford, Nottingham, NG6 0AF

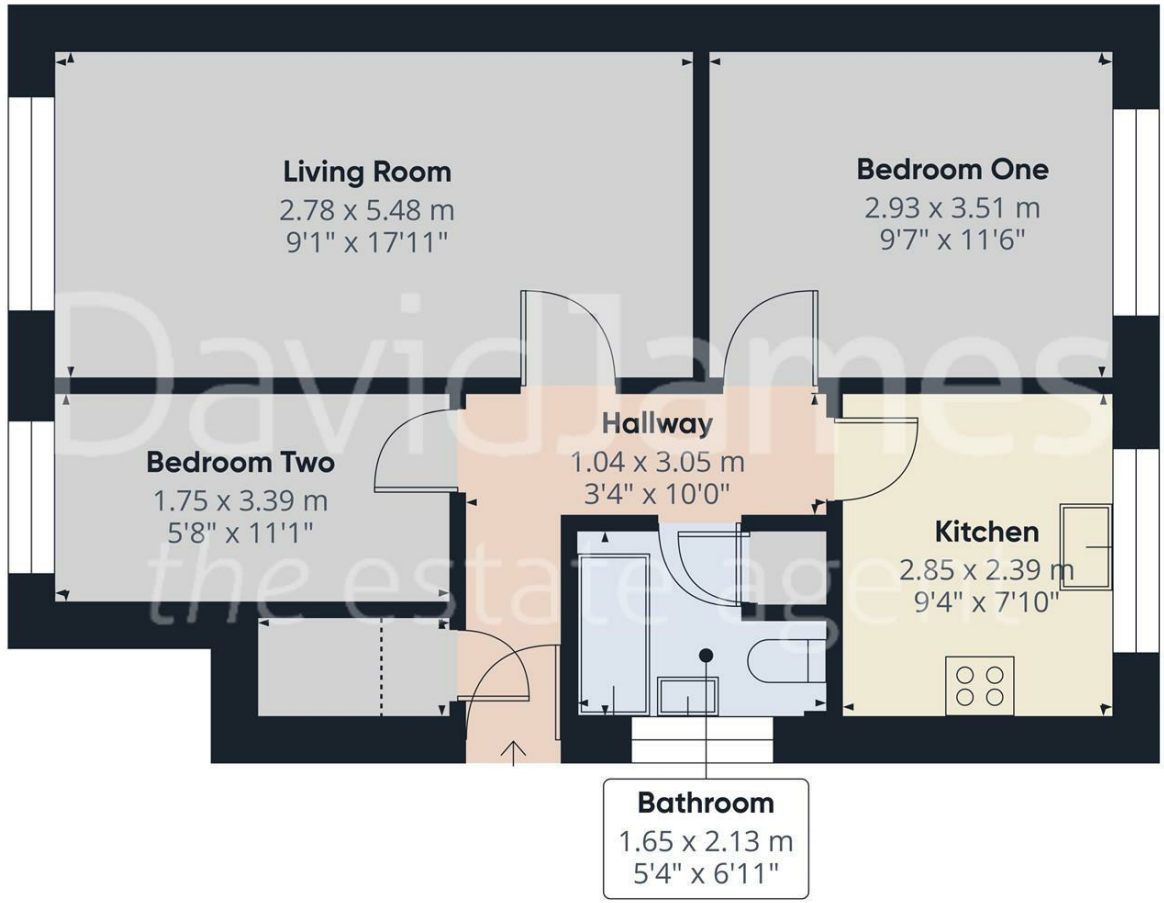
## £850 Per Calendar Month

# About This Property

This two bedroom ground floor maisonette is ideal for those seeking proximity to the city and excellent public transport links. Situated on the ground floor and accessed from the side of the property, this home offers a bright and welcoming space throughout. There is a spacious lounge with a contemporary feature fireplace, a kitchen equipped with a range of units and freestanding appliances including a brand new cooker, two bedrooms and a bathroom with three-piece suite and a new electric shower. Outside, the property benefits from off-street parking providing convenience for residents and a small patio area to the rear.

TENANCY DETAILS
Available From: 3rd November 2026
Furnishing: Unfurnished
EPC Rating: D
Council Band: A

- Ground floor maisonette
- Two bedrooms (including a large main double bedroom)
- Well-proportioned lounge with a feature contemporary electric fire
- Kitchen with a range of wall and base units and freestanding appliances
- Bathroom with a white three-piece suite and new electric shower
- Double glazing, electric heating
- Small low-maintenance patio area to rear
- Off-street parking for residents to the rear
- Ample amenities and transport links, including the tram network, close by




Approximate total area(1)
48.2 m²
519 ft²

Reduced headroom
0.9 m²
9 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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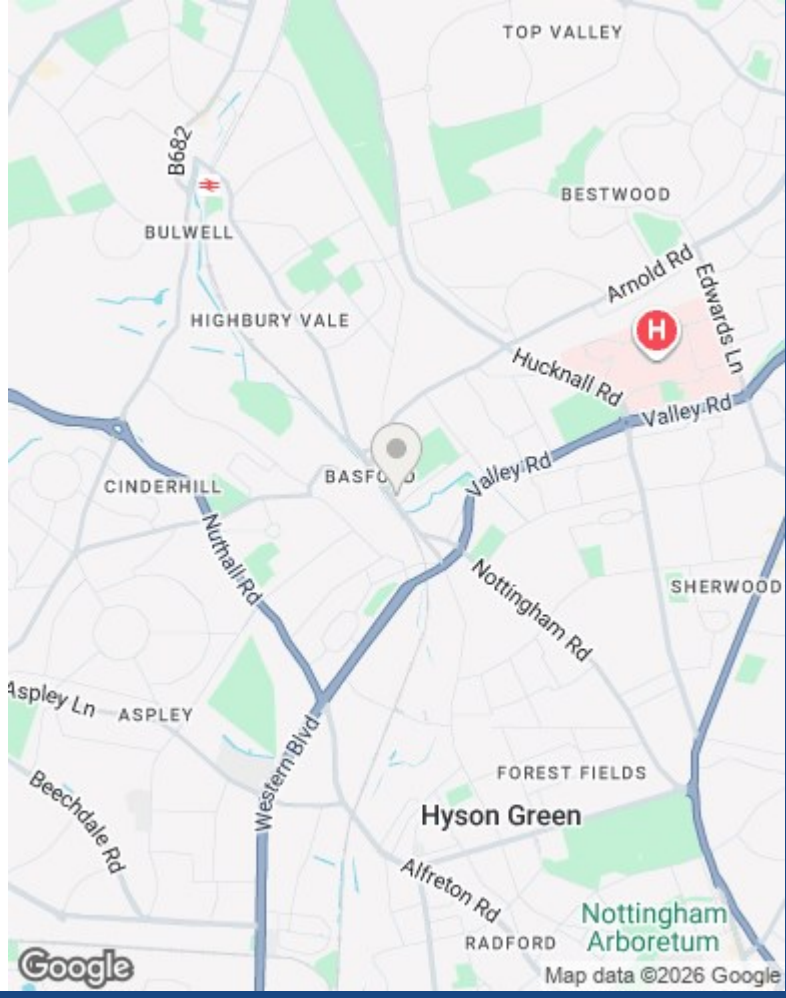


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**Council Tax Band: A**
**Nottingham City Council**

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