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**DavidJames**  
the estate agent

**43 Carlton Road, Nottingham, NG3 2DN**

**£625 Per Calendar Month**

# About This Property

This fully furnished studio flat offers stylish and low-maintenance living just a short walk from Nottingham City Centre. Perfectly positioned in a well-connected area with excellent public transport links and a wide range of local amenities on the doorstep, this self-contained studio is ideal for working professionals seeking convenience and comfort. The property features a bright and contemporary open plan living space, thoughtfully designed to maximise both functionality and style. The modern fitted kitchen comes complete with appliances, providing a sleek and practical space for everyday living. A well-appointed shower room adds to the smart layout of the apartment. With shops, supermarkets and transport connections all within easy reach, this fantastic studio offers the perfect opportunity to enjoy a vibrant city lifestyle in a highly sought-after location.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Furnished

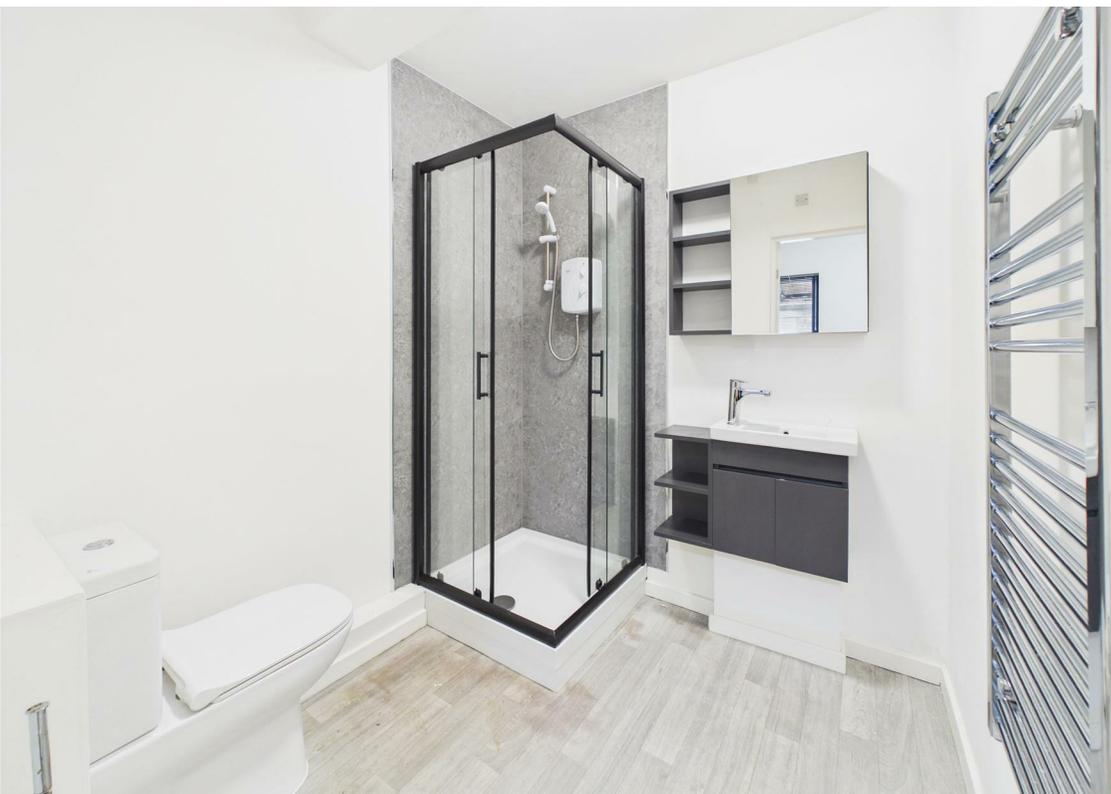
EPC Rating: C

Council Band: A

Pets: Not permitted

- Studio flat
- Fully furnished
- Bright and contemporary open plan living area
- Modern fitted kitchen with appliances
- Shower room
- Full double glazing & electric room heaters
- Short walk to Nottingham City Centre
- Excellent public transport links nearby





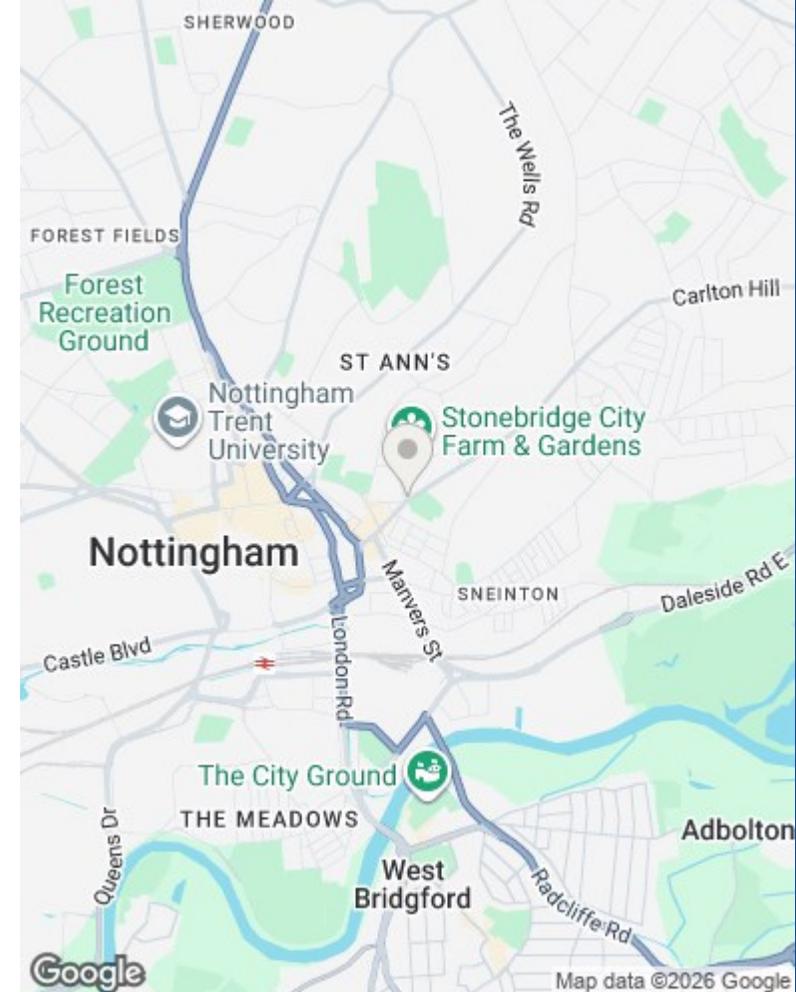


Approximate total area<sup>(1)</sup>  
22.2 m<sup>2</sup>  
239 ft<sup>2</sup>

(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**  
**Nottingham City Council**

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