



 1

 0

 1

 D

DavidJames
the estate agent

Carlton Hill, NG4 1JA

£595 Per Month

About This Property

BILLS INCLUDED! Located in the heart of Carlton Hill, this well presented house share has a fully furnished double bedroom with a private shower room. Modern throughout, this shared home boasts a communal kitchen complete with an oven, hob, and extractor fan, and a separate utility area with a washing machine. Positioned just a short distance from local amenities and with excellent transport links into the city, this property is perfect for professionals.

TENANCY DETAILS

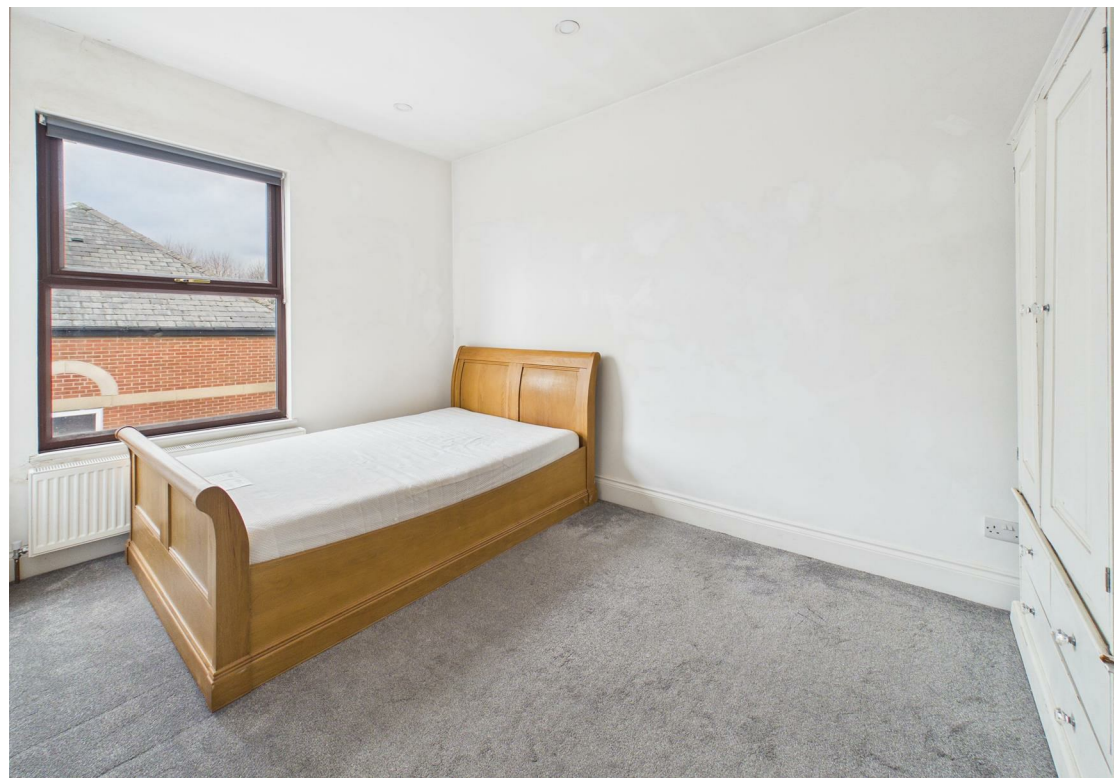
Available From: NOW

Furnishing: Furnished

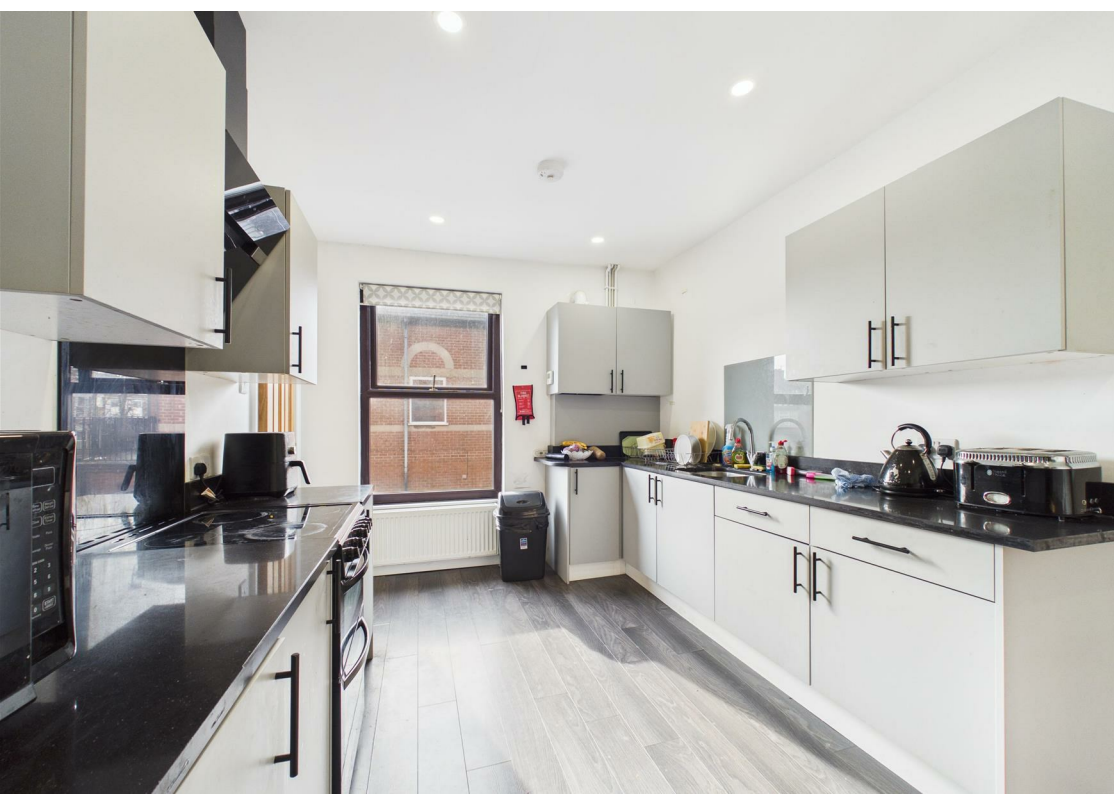
EPC Rating: D

Council Band: A

Bills: INCLUDED



- Fully furnished double bedroom
- Private shower room
- **BILLS INCLUDED**
- Contemporary decor throughout the property
- Communal kitchen equipped with oven, hob, and extractor fan
- Utility area with washing machine
- Prime location on Carlton Hill
- Close to local shops, restaurants, and amenities
- Excellent transport links to the city centre



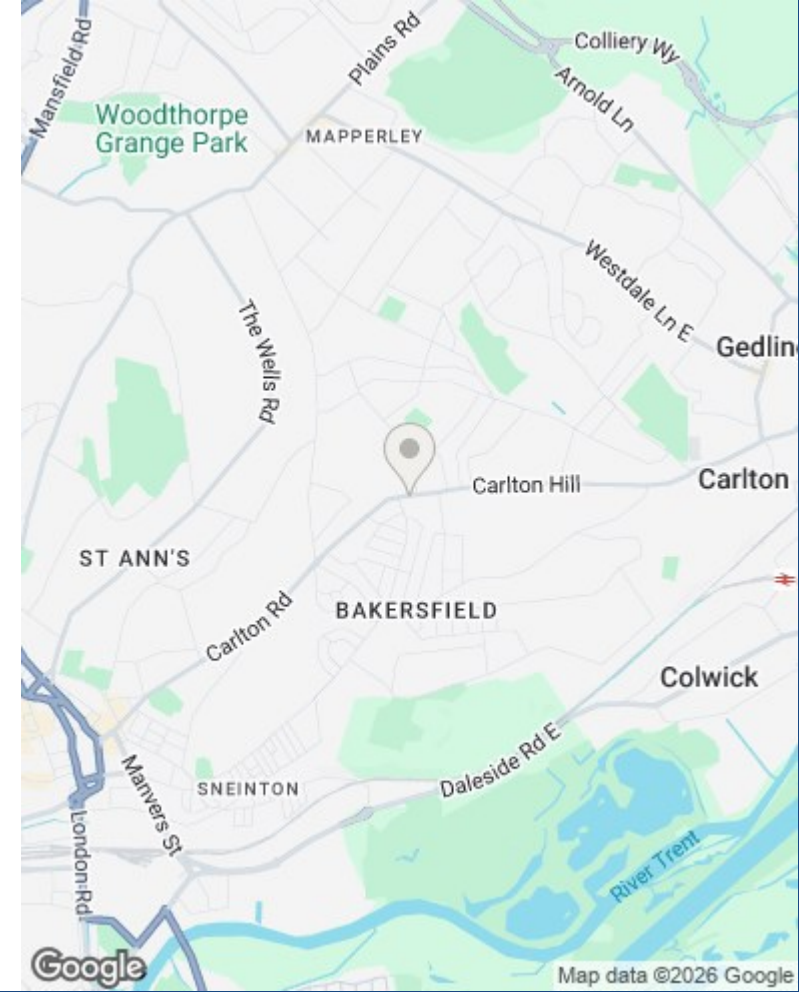


Approximate total area⁽¹⁾
16 m²
172 ft²

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: A
Gedling Borough Council**

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

