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**DavidJames**  
the estate agent

**Carlton Hill, Carlton, Nottingham, NG4 1GD**

**£650 Per Calendar Month**

# About This Property



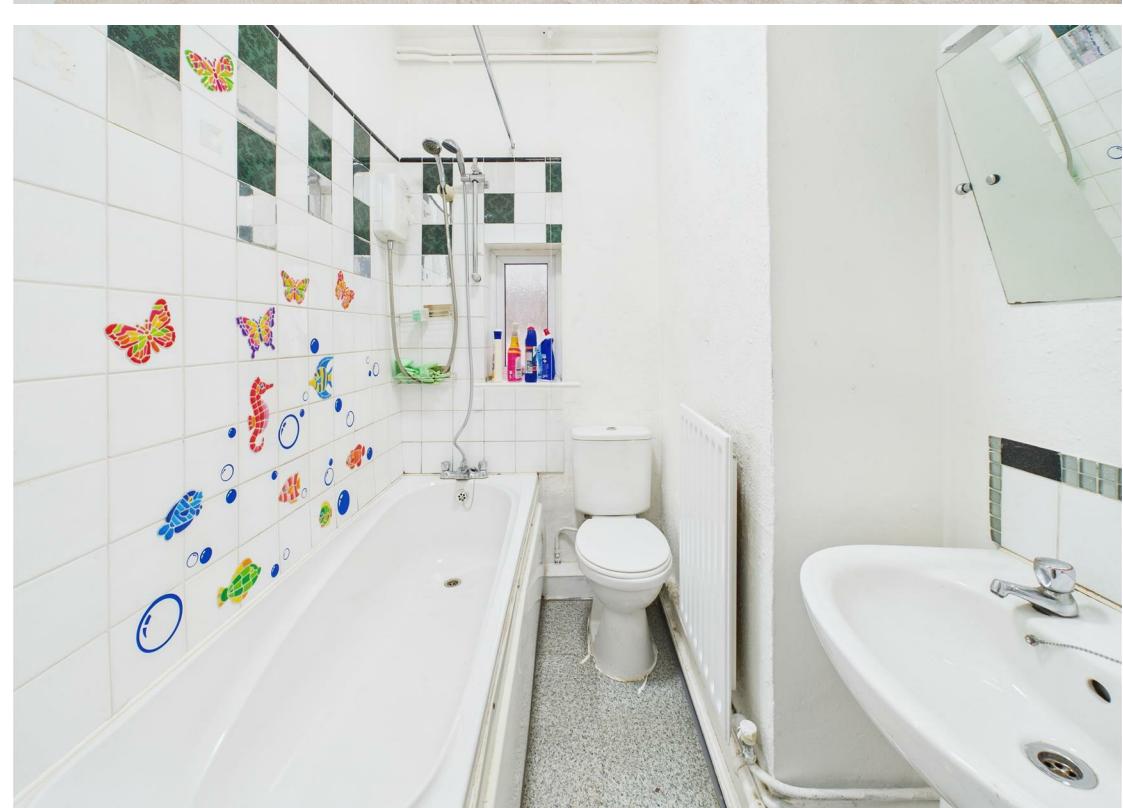
A well-presented and self-contained one-bedroom flat, ideally positioned in the heart of Carlton, with the main strip of shops, cafés and local amenities literally on the doorstep. Accessed via a private ground floor entrance, stairs lead up to the main accommodation, which comprises a bright living room benefitting from dual aspect windows, a fitted kitchen with white goods, a double bedroom offering ample storage, and a bathroom/WC with a white suite and shower over bath. The property further benefits from new carpets to the stairs, landing and bedroom, gas central heating and double glazing. With frequent bus links close by, this property offers excellent convenience, comfort and accessibility, making it an ideal home for professionals seeking a well-located rental.

## TENANCY DETAILS

Available From: NOW  
Tenancy Term: Minimum 6 months  
Furnishing: Unfurnished  
EPC Rating: D  
Council Band: A  
Pets: Not permitted

- Self-contained one-bedroom flat
- Private ground floor entrance
- Bright living room with dual aspect windows
- Kitchen with white goods
- Double bedroom with ample storage
- New carpets to stairs, landing and bedroom
- Bathroom/WC with white suite and shower over bath
- Gas central heating
- Double glazing
- Prime Carlton location with shops, cafés and frequent bus links on the doorstep







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**Floor 0**

Entrance: 0.80 x 0.86 m  
2'7" x 2'9"

Living Room: 3.91 x 3.47 m  
12'9" x 11'4"

Landing: 0.71 x 0.88 m  
2'3" x 2'10"

Bedroom: 3.69 x 3.04 m  
12'1" x 9'11"

Bathroom: 1.57 x 1.27 m  
5'2" x 4'2"

Kitchen: 2.84 x 1.82 m  
9'3" x 5'11"

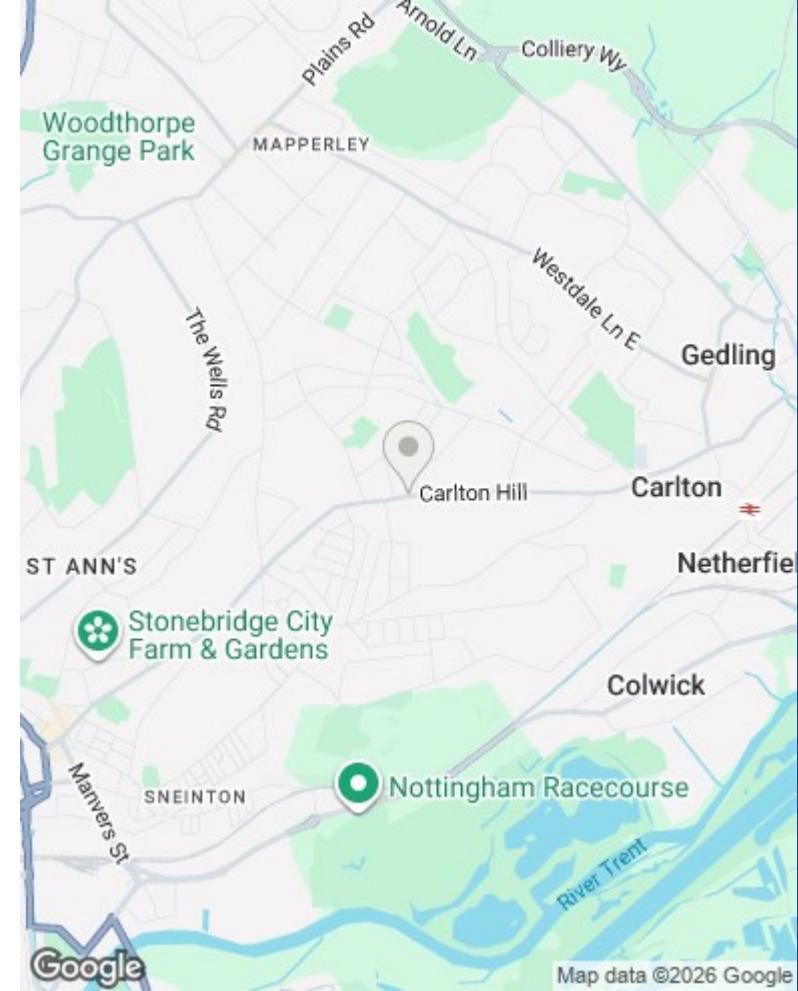
**Floor 1**

Approximate total area<sup>(1)</sup>  
36.3 m<sup>2</sup>  
391 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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Map data ©2026 Google

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

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

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