



 2

 1

 1

 B

**DavidJames**  
the estate agent

**Pines Court, Black Swan Close, Woodthorpe, NG5 3GB**

**£850 Per Calendar Month**

# About This Property

A well-presented modern first floor apartment close to ample amenities, frequent transport links and Nottingham City Hospital. There is an open plan lounge/dining kitchen area with appliances, two bedrooms and a bathroom/Wc with white suite and electric shower. The apartment further benefits from off-street allocated parking,

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

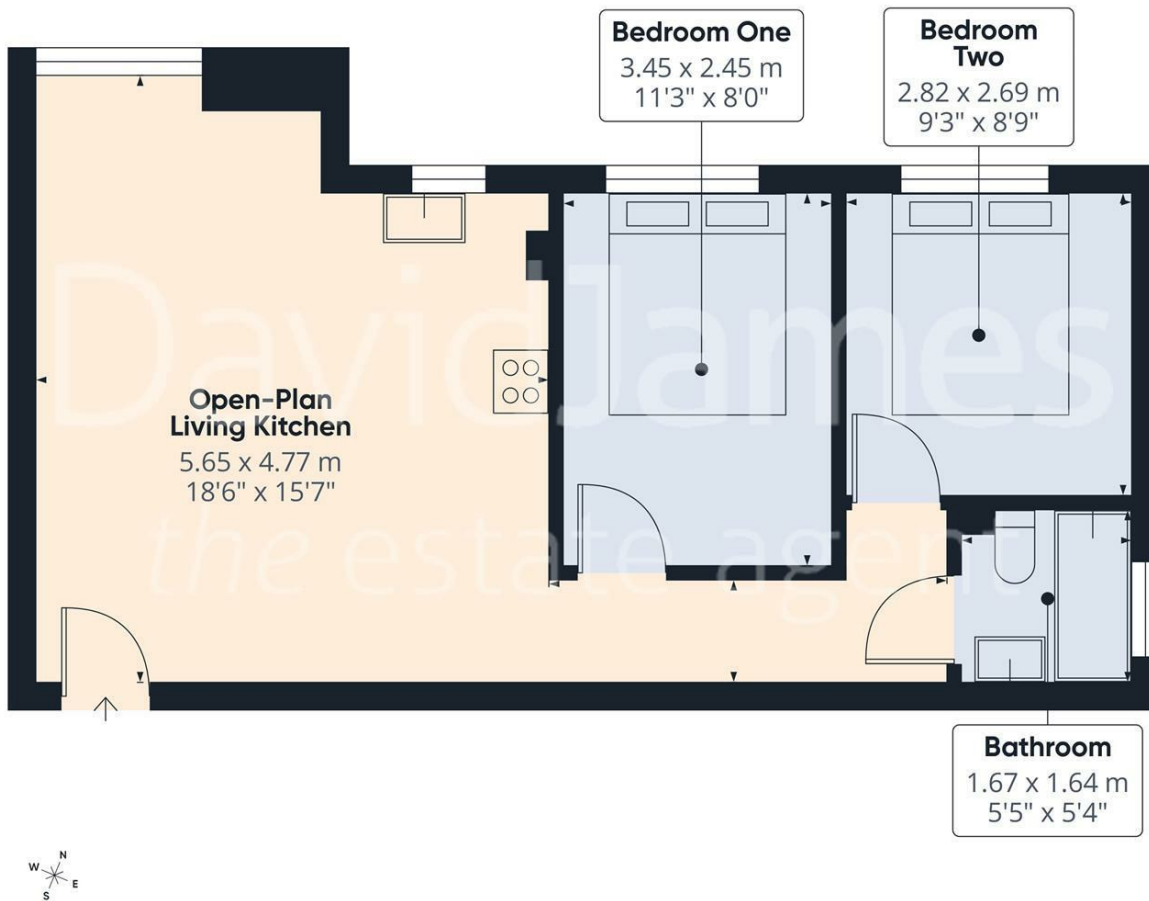
EPC Rating: B

Council Band: B

- Modern first floor apartment
- Two bedrooms
- Open plan lounge/kitchen/dining area
- Kitchen with appliances
- Bathroom/WC with electric shower
- Gas central heating
- UPVC double glazing
- Security intercom
- Allocated parking space
- Close to bus routes, amenities and Nottingham City Hospital





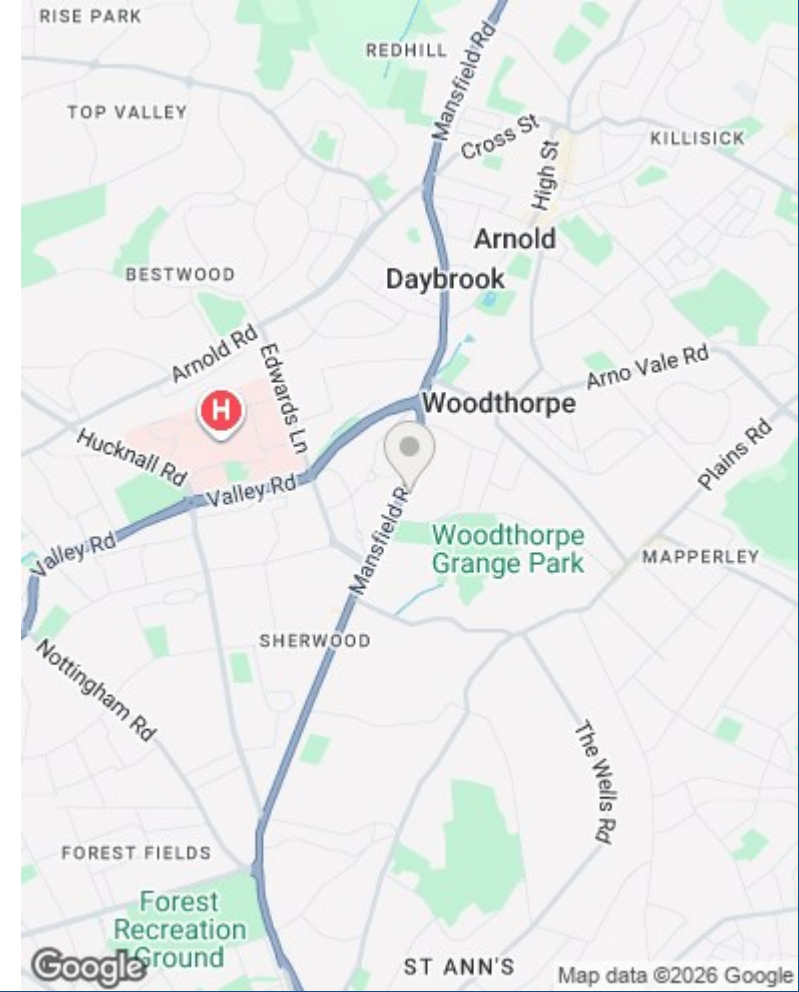


Approximate total area<sup>(1)</sup>  
47.8 m<sup>2</sup>  
514 ft<sup>2</sup>

(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.

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: B**  
**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

