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**DavidJames**  
the estate agent

**Kingswell Avenue, Arnold, Nottingham, NG5 6SY**

**£895 Per Calendar Month**

# About This Property

Located in the heart of Arnold, this first-floor apartment offers a blend of comfort and convenience. There are two bedrooms, with bedroom one having an en-suite shower room, ensuring a private and relaxed living experience. There is an open plan lounge/dining room and the kitchen has modern units and integrated appliances such as an oven, hob, and extractor, alongside essentials like a washing machine, fridge/freezer, and a slimline dishwasher. The bathroom is equipped with a white suite and a shower off mixer taps. Outside there is a secure gated parking area at the rear. Location is key; this apartment is just a short stroll from Arnold Town Centre and conveniently close to bus stops for access to the city centre.

## TENANCY DETAILS

Available From: 23rd July 2026

Furnishing: Unfurnished

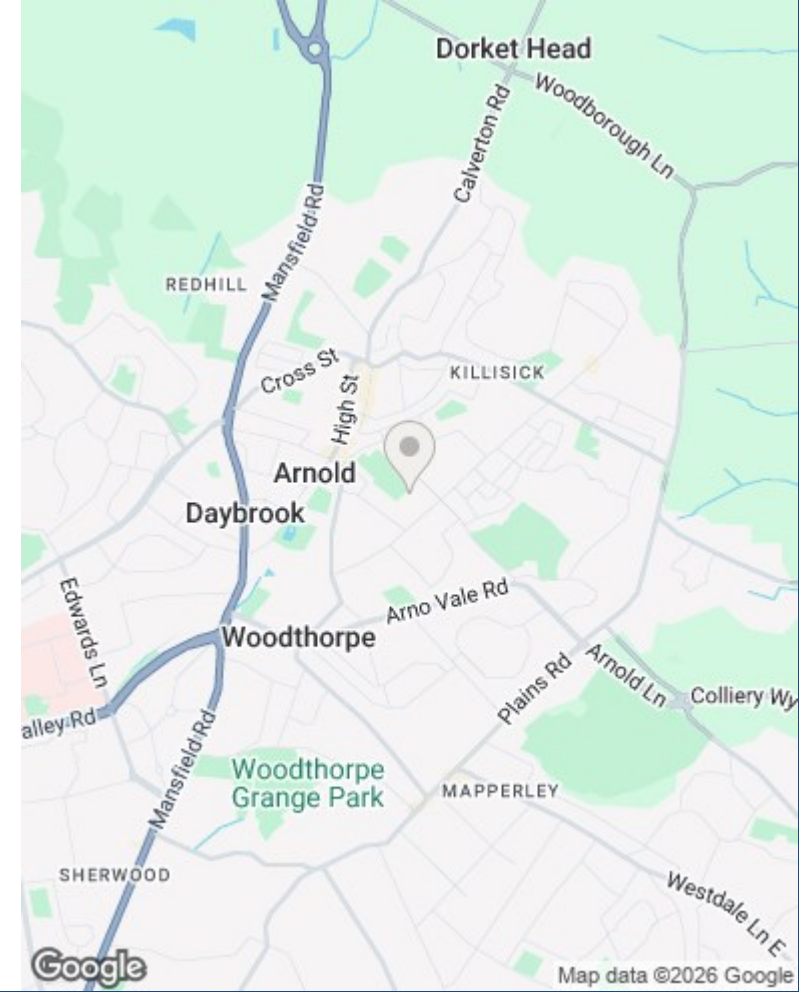
EPC Rating: B

Council Band: B

- First floor apartment
- Two bedrooms (bedroom one with en-suite shower room)
- Entrance hall with storage cupboard
- Open plan lounge/dining room
- Kitchen with units, integrated oven, hob and extractor as well as freestanding washing machine, fridge/freezer and slimline dishwasher
- Bathroom/Wc with white suite and shower off mixer taps
- Electric heating, UPVC double glazing
- Secure gated parking area to the rear
- Walking distance from Arnold Town Centre and close to bus stops to the city centre
- Views to the rear elevation







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**Council Tax Band: B**  
**Gedling Borough Council**

**DavidJames**  
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