



DavidJames
the estate agent

Landmere Gardens, Mapperley, Nottingham, NG3 3BG

£875 Per Calendar Month

About This Property

This newly refurbished, modern mid-townhouse is ideally located in a popular residential area, offering stylish and low-maintenance living with excellent access to local amenities and transport links. The accommodation opens with a welcoming entrance hall leading to a lounge featuring a useful understairs area, perfect for storage or a compact workspace. To the rear, there is a contemporary dining kitchen fitted with a brand new range of units and integrated cooking appliances. Upstairs, the property boasts two well-proportioned bedrooms, with bedroom one benefiting from an in-built wardrobe, alongside a modern bathroom/WC fitted with a white suite and electric shower. Further benefits include combination gas central heating, UPVC double glazed windows and doors throughout, and an enclosed tiered rear garden with patio area. Conveniently positioned close to a wide range of amenities and frequent bus links, this attractive home is well suited to professionals or couples.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: C

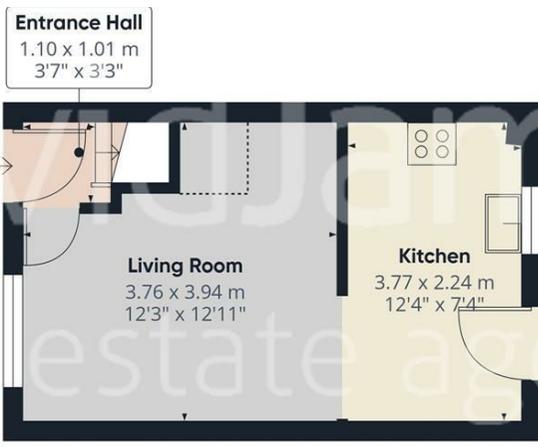
Council Band: A

Pets: Not permitted

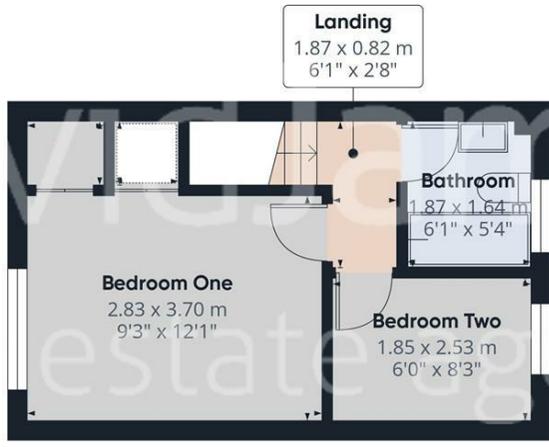
- Modern mid townhouse
- Two bedrooms, bedroom one with in-built wardrobe
- **NEWLY REFURBISHED**
- Entrance hall, lounge with understairs area
- Dining kitchen with **BRAND NEW** fitted kitchen and integrated cooking appliances
- Modern bathroom/Wc with white suite and electric shower
- Combination central heating
- UPVC double glazed windows and doors
- Enclosed tiered rear garden with patio area
- Ample amenities and frequent bus links close by







Floor 0



Floor 1



Approximate total area⁽¹⁾
44.2 m²
476 ft²

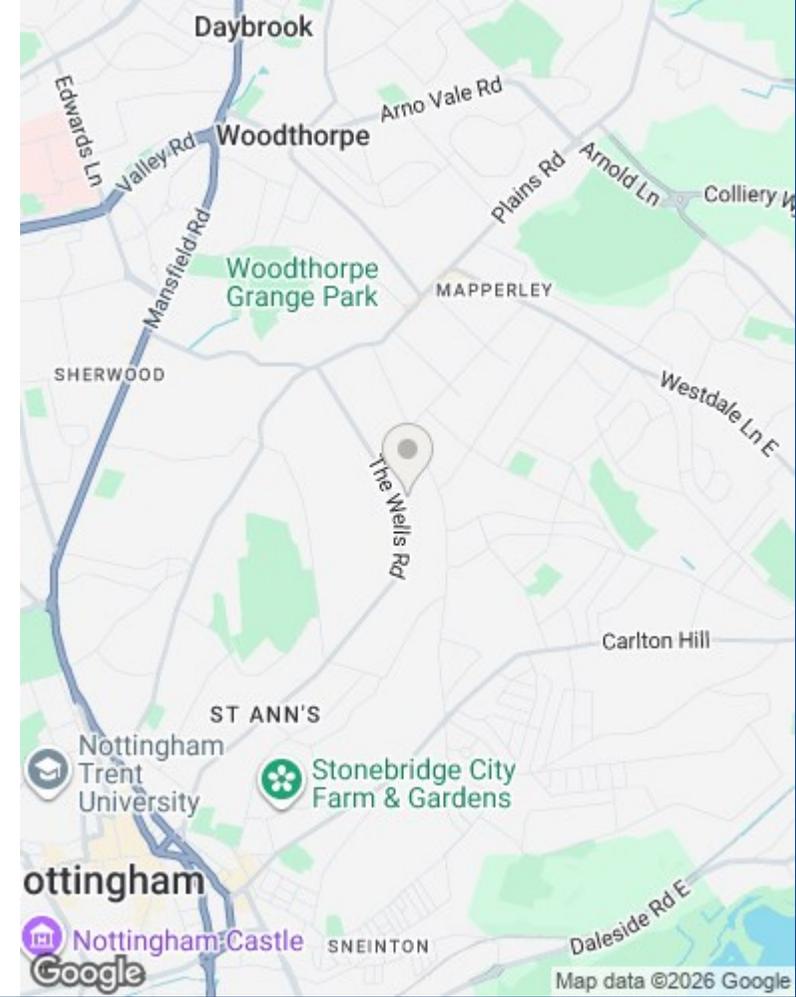
Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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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