



1



1



1



C

DavidJames
the estate agent

Hine Hall, Mapperley, Nottingham, NG3 5PJ

£695 Per Month

About This Property

Situated in Mapperley, this well-presented furnished duplex flat within the popular Hine Hall offers character, space and security in an attractive setting. The property is spread over two floors and provides a unique layout. The main level features a kitchen and a bright lounge/dining room. A charming spiral staircase leads to the upper floor, where you will find a generously sized bedroom and a well-appointed bathroom complete with a four-piece suite including a bath and bidet. Residents benefit from beautifully maintained communal gardens, creating a peaceful outdoor space to enjoy, along with secure gated access for added peace of mind. The development also offers both resident and visitor parking, making it practical as well as picturesque. Combining character features with modern convenience, this attractive furnished flat is ideally positioned for easy access to local amenities and transport links.

TENANCY DETAILS

Available From: NOW

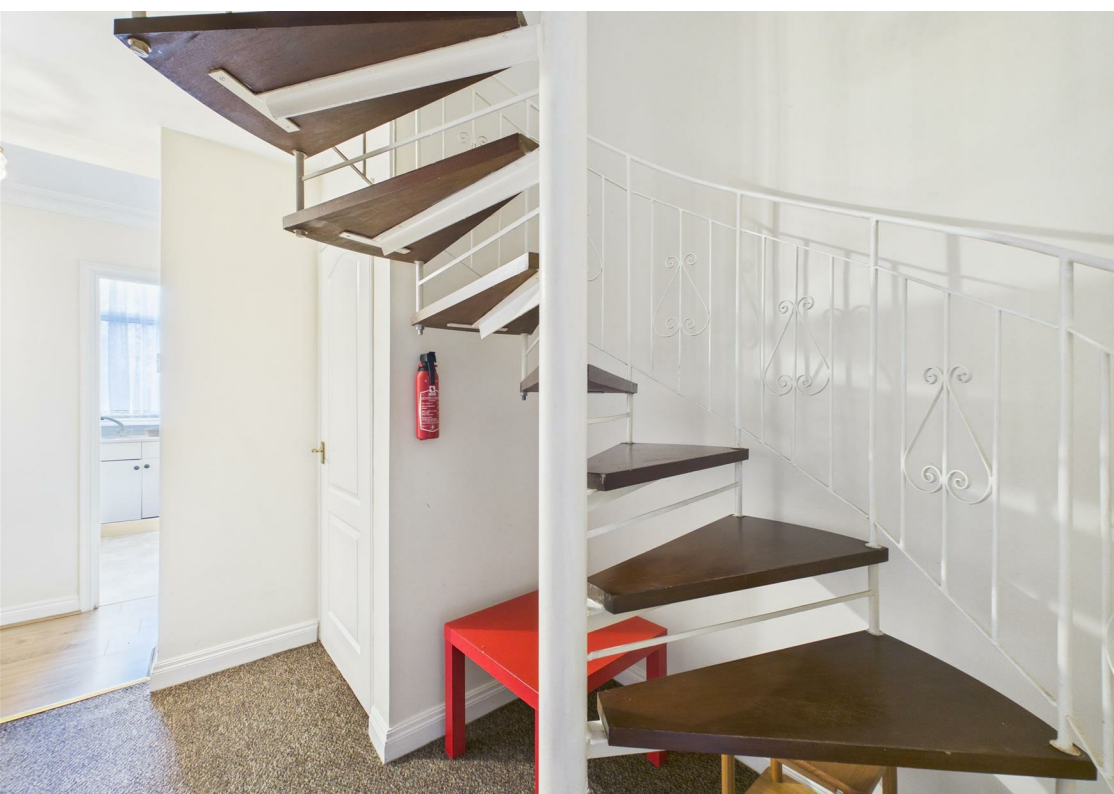
Furnishing: Furnished

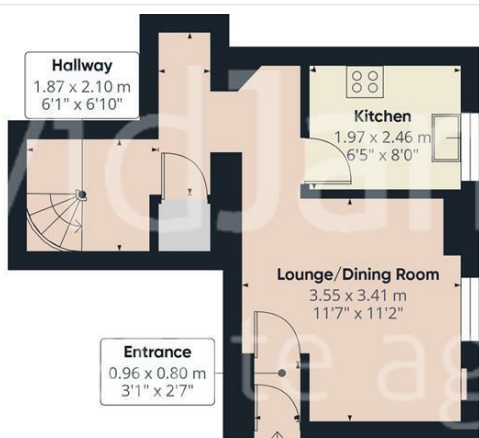
EPC Rating: C

Council Band: A

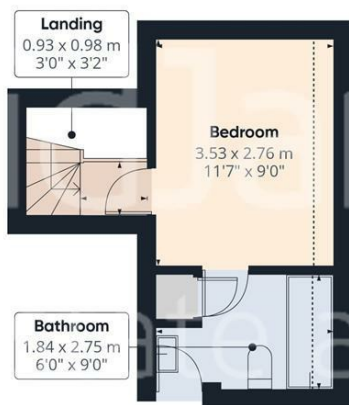
- Furnished duplex flat, located in Hine Hall, Mapperley
- Double bedroom
- Fitted kitchen
- Spacious lounge / dining room
- Spiral staircase
- Bathroom with four-piece suite including bath and bidet
- Full double glazing
- Video intercom system
- Beautiful communal gardens
- Gated access with resident and visitor parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

40.4 m²
435 ft²

Reduced headroom

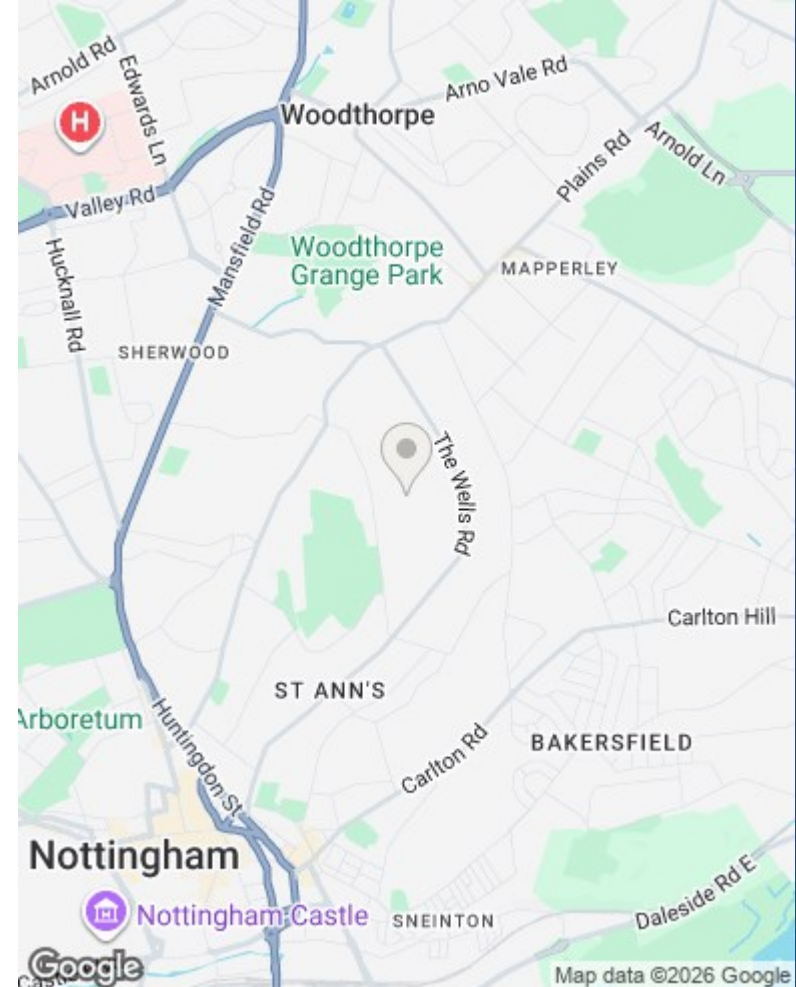
2.7 m²
28 ft²

(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.

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
Nottingham City 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

