



**DavidJames**  
the estate agent

**Pelham Road, Nottingham, NG5 1AP**

**£900 Per Month**

# About This Property

This spacious and well-presented two-bedroom top floor flat is offered fully furnished and is ideally located in Nottingham, benefiting from excellent transport links and just a 25-minute walk to the city centre. The property features a large entrance hallway leading into a bright and generously sized lounge/dining room, perfect for both relaxing and entertaining. The modern kitchen is fitted with white units and comes complete with a range of appliances. There are two good-sized double bedrooms, offering comfortable living space, along with a contemporary shower room featuring a walk-in shower cubicle. Externally, residents benefit from access to a communal car park.

## TENANCY DETAILS

Available From: 15th June 2026

Furnishing: Furnished

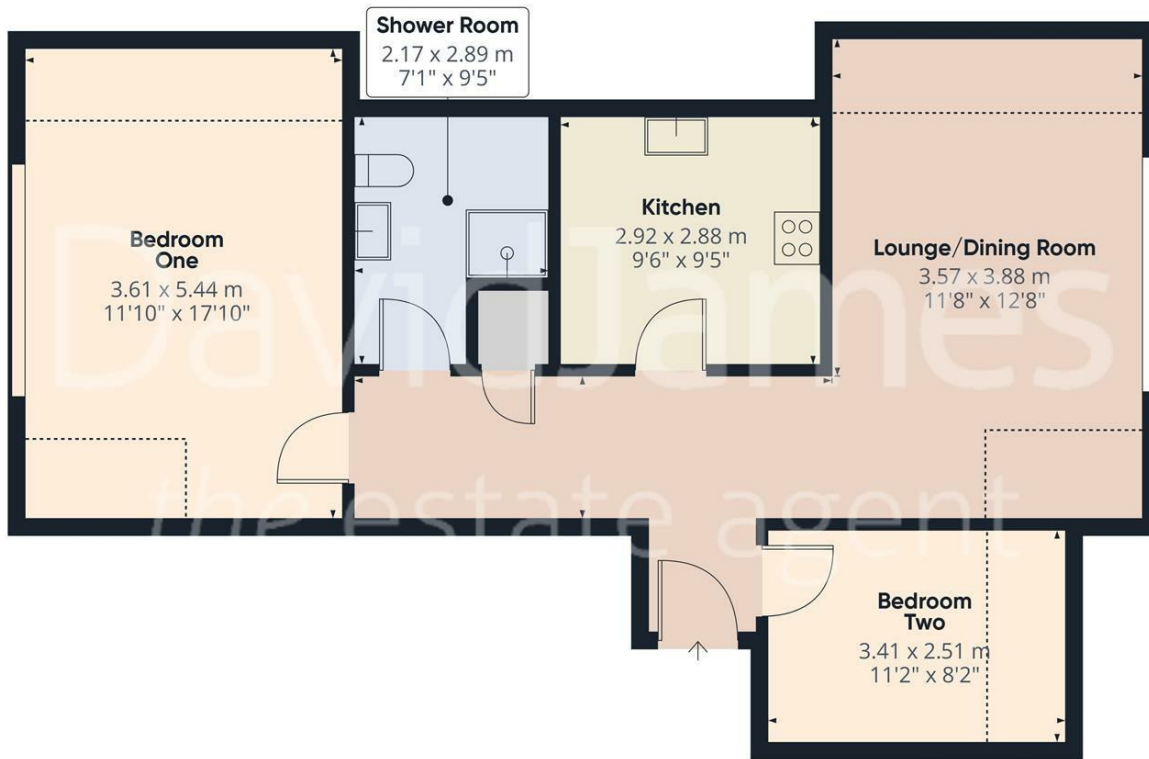
EPC Rating: TBC

Council Band: B

- Spacious top floor flat
- Fully furnished
- Bright lounge/dining area
- Modern kitchen with appliances
- Two double bedrooms
- Shower room with walk-in cubicle
- Full double glazing & electric heaters
- Communal car park
- Excellent transport links
- 25-minute walk to city centre







Approximate total area\*\*  
73.2 m<sup>2</sup>  
787 ft<sup>2</sup>

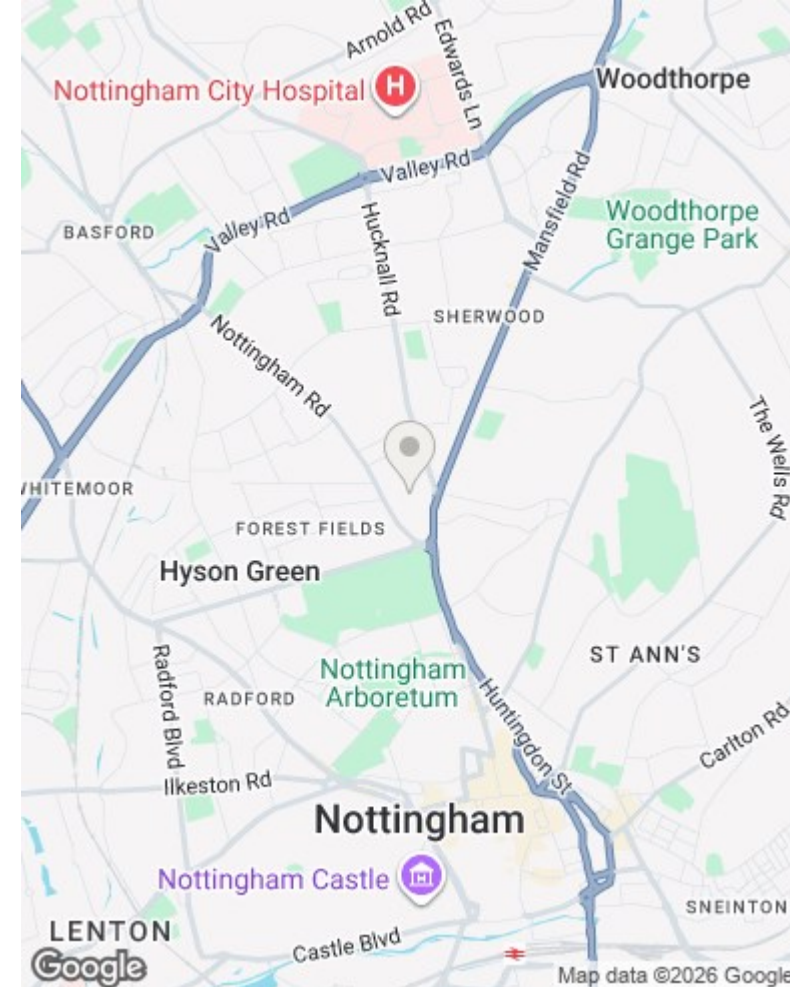
Reduced headroom  
11.3 m<sup>2</sup>  
122 ft<sup>2</sup>

(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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