



DavidJames
the estate agent

All Saints Street, Nottingham, NG7 4DP

£850 Per Month

About This Property

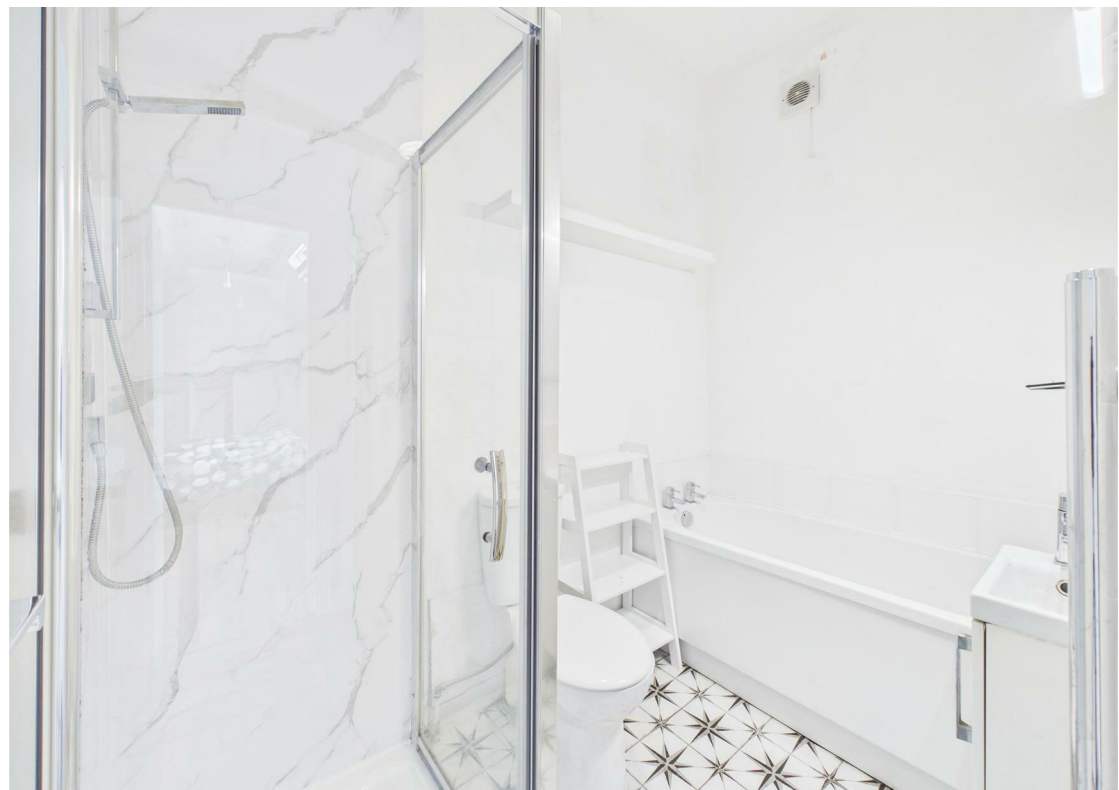
Situated in the popular Arboretum area, this charming furnished second-floor flat offers well-presented accommodation ideally suited to working professionals and students alike. The property features a spacious lounge/dining room with wooden flooring and a window enjoying views towards All Saints Church. The modern kitchen is fitted with grey units and comes equipped with an integrated oven and hob. There is also a freestanding fridge/freezer and washing machine. The double bedroom benefits from wooden flooring and a skylight window, allowing plenty of natural light, whilst the bathroom is fitted with a four-piece suite comprising a bath, separate shower enclosure, wash basin and WC. Further benefits include double glazing, gas central heating, a communal front garden and an allocated off-street parking space to the rear of the property. Conveniently located within walking distance of Nottingham City Centre, the property offers easy access to a wide range of shops, restaurants, leisure facilities and excellent transport links, including the tram network. Its close proximity to Nottingham Trent University's City Campus also makes it an excellent option for students seeking accommodation in a well-connected location.

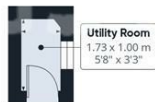
TENANCY DETAILS

Available From: NOW
Furnishing: Furnished
EPC Rating: TBC
Council Band: A

- Charming second-floor flat
- Furnished
- One double bedroom
- Lounge/dining room
- Modern kitchen with grey fitted units
- Integrated oven and hob
- Freestanding fridge/freezer and washing machine included
- Four-piece bathroom suite with separate shower
- Allocated off-street parking space
- Walking distance to Nottingham City Centre, tram links and Nottingham Trent University City Campus







Floor 0



Floor 1



Approximate total area⁽¹⁾
38.5 m²
414 ft²

Reduced headroom
2.7 m²
29 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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PROTECTED

 **The Property Ombudsman**