



**DavidJames**  
the estate agent

**Nuthall Road, Nottingham, NG8 5DB**

**£750 Per Calendar Month**

# About This Property

This well-presented first floor, self-contained flat offers spacious and modern accommodation, ideal for professionals. Accessed via a private ground floor entrance with stairs leading to the main living space, the property comprises a generous lounge/dining room providing a bright and comfortable setting. The modern kitchen is fitted with white units and integrated cooking appliances, offering both practicality and a clean contemporary finish. There are two well-proportioned double bedrooms, along with a shower room/WC. The property has been freshly decorated throughout, creating a light and neutral living environment ready for immediate occupation. Further benefits include UPVC double glazing and gas central heating for year-round comfort and efficiency. Situated in a fantastic location in Nottingham, the property enjoys excellent transport links and easy access to a wide range of local amenities, making it a highly convenient place to call home.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

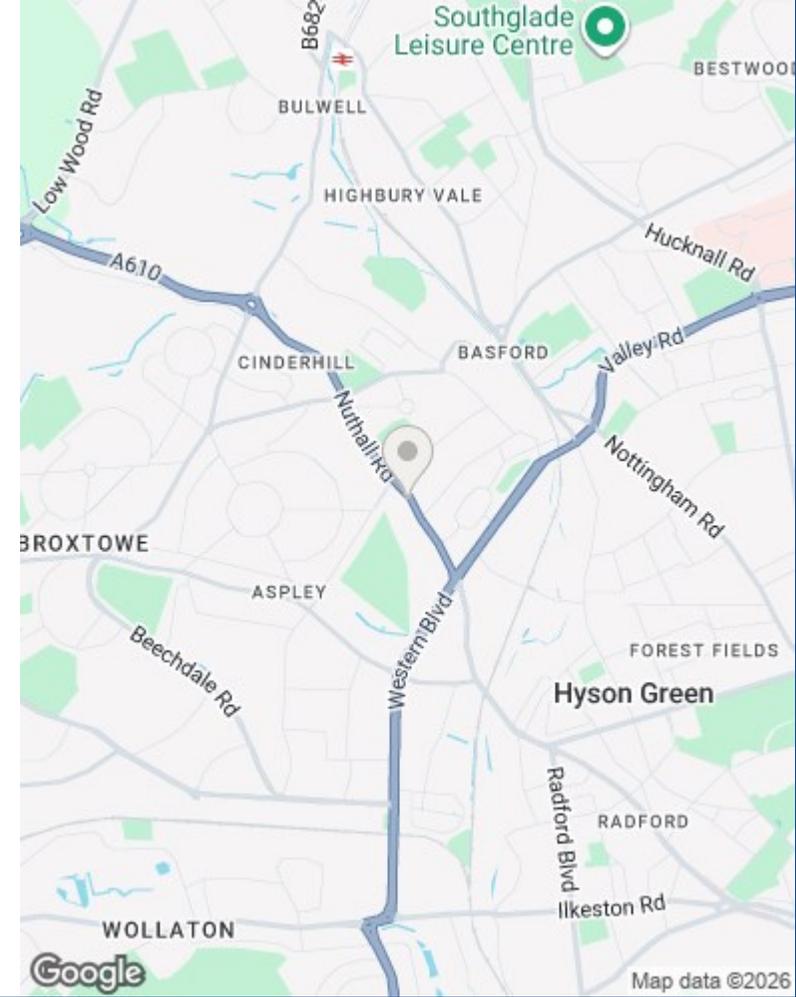
EPC Rating: D

Council Band: A

Pets: Not permitted

- Self-contained first floor flat
- Two double bedrooms
- Private ground floor entrance
- Spacious lounge/dining room
- Modern fitted kitchen with integrated appliances
- Shower room/WC
- Freshly decorated throughout
- UPVC double glazing
- Gas central heating
- Excellent location with great transport links and nearby amenities





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](mailto:lettings@david-james.com)

naea | **propertymark**  
**PROTECTED**

