



DavidJames
the estate agent

Sherwood Rise, Nottingham, NG7 6JG

£825 Per Calendar Month

About This Property

Welcome to this charming top-floor flat offering a cosy retreat for modern living! The entrance is located to the first floor with a private stairway leading to the main accommodation. The open-plan layout boasts wooden flooring, seamlessly integrating the lounge/dining area with the modern kitchen, complete with appliances. There is a double bedroom with wooden flooring and double-width window, providing ample natural light and a modern shower room/WC with mains shower. This flat offers a delightful living experience, complemented by its short commute to the city centre, promising convenience and accessibility to all that Nottingham has to offer.

TENANCY DETAILS

Available From: 28th August 2026

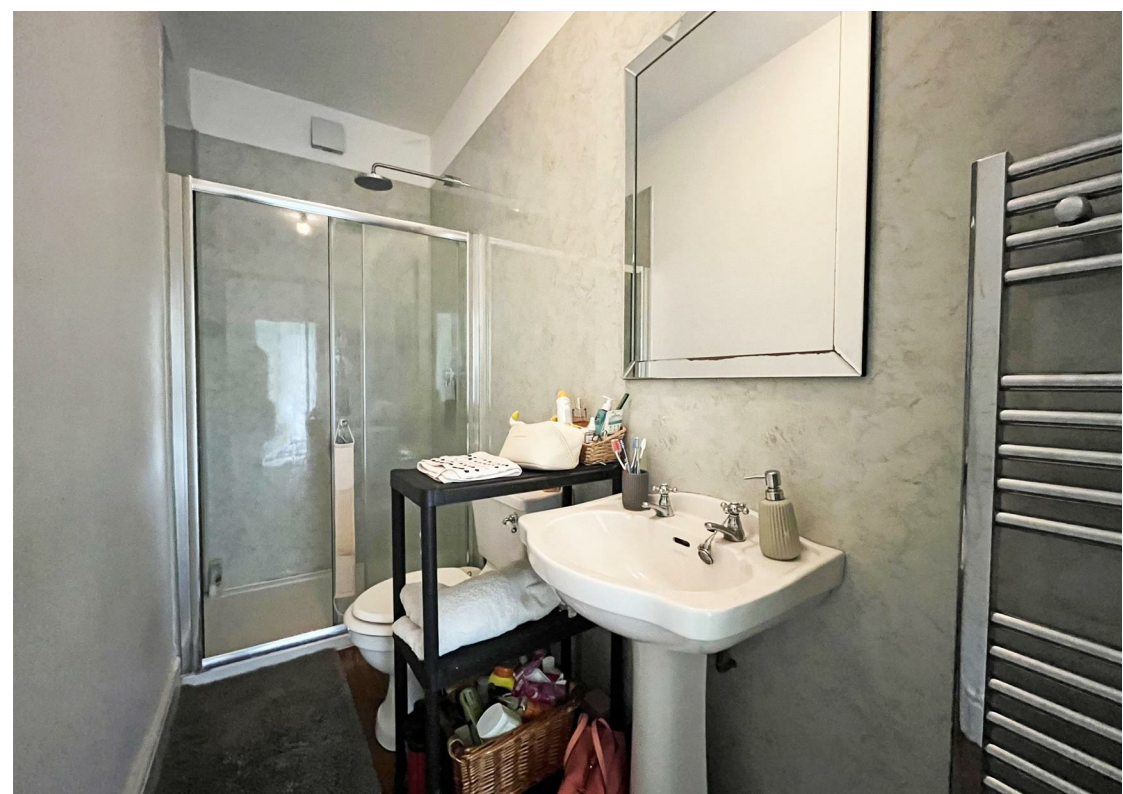
Furnishing: Furnished

EPC Rating: C

Council Band: A

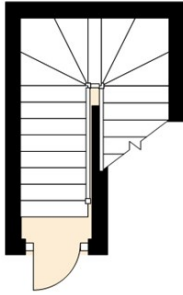
- Charming 2nd floor flat
- Furnished
- One double bedroom
- Open plan living with wooden flooring
- Modern kitchen with appliances
- Modern shower room/WC with mains shower
- Double glazing
- Gas central heating
- A short commute to the City Centre





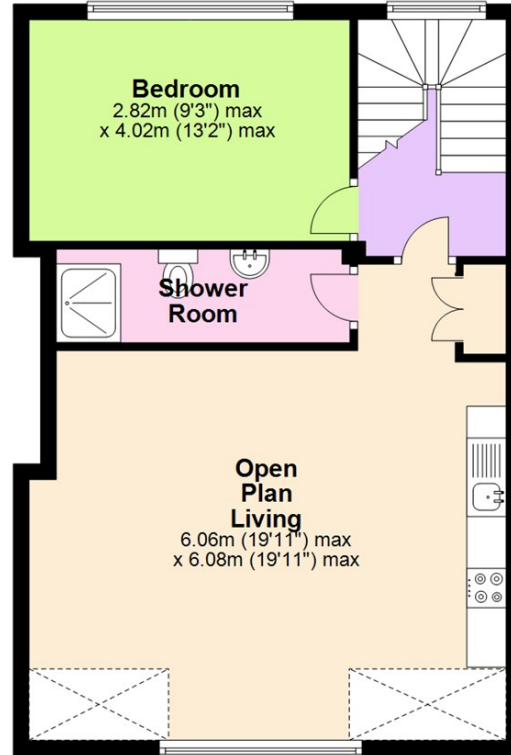
First Floor

Approx. 3.6 sq. metres (39.2 sq. feet)



Second Floor

Approx. 54.7 sq. metres (588.3 sq. feet)



Total area: approx. 58.3 sq. metres (627.4 sq. feet)



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Council Tax Band: A
Nottingham City Council

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**The Property
Ombudsman**