



1



1



1



C

DavidJames
the estate agent

Porchester Road, Nottingham, NG3 6LH

£750 Per Month

About This Property

Situated in the ever-popular residential area of Mapperley, this well-presented one-bedroom ground floor flat offers stylish and spacious accommodation. The property boasts a light and airy living room, alongside a modern kitchen/diner fitted with contemporary units and space for dining. The double bedroom benefits from a separate dressing room area, providing excellent additional storage and versatility, there is also a 3 piece suite bathroom, with shower over the bath. Further benefits include an allocated parking space and a convenient ground floor position. Ideally located close to a fantastic range of local amenities, the property also enjoys excellent public transport links with Nottingham City Centre just a short commute away, making this an excellent opportunity in a highly sought-after location.

TENANCY DETAILS

Available From: 11th June 2026

Furnishing: Unfurnished

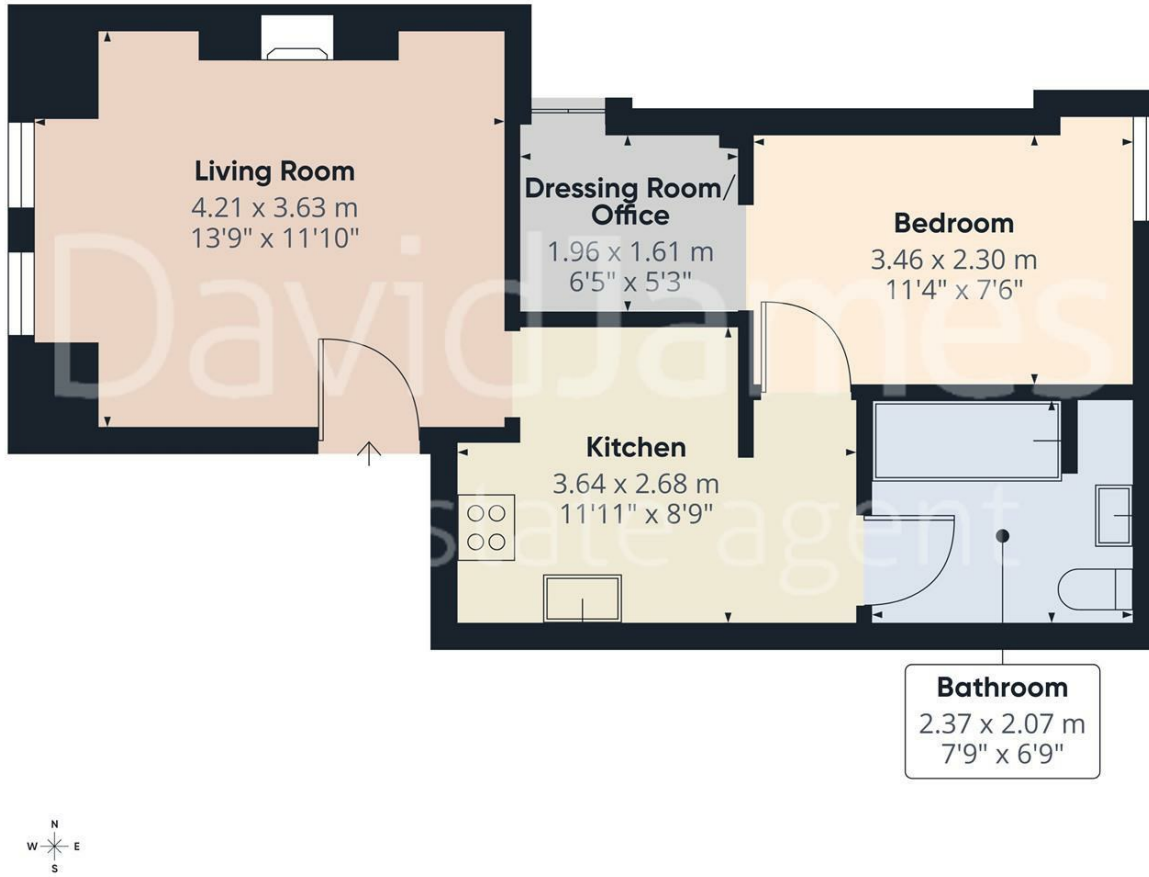
EPC Rating: C

Council Band: A

- Ground floor flat in popular Mapperley location
- Light and airy living room
- Modern kitchen with integrated cooking appliances
- One double bedroom
- Separate dressing room area
- Three-piece bathroom suite with shower over the bath
- Full double glazing & gas central heating
- Allocated parking space
- Excellent access to local amenities and transport links





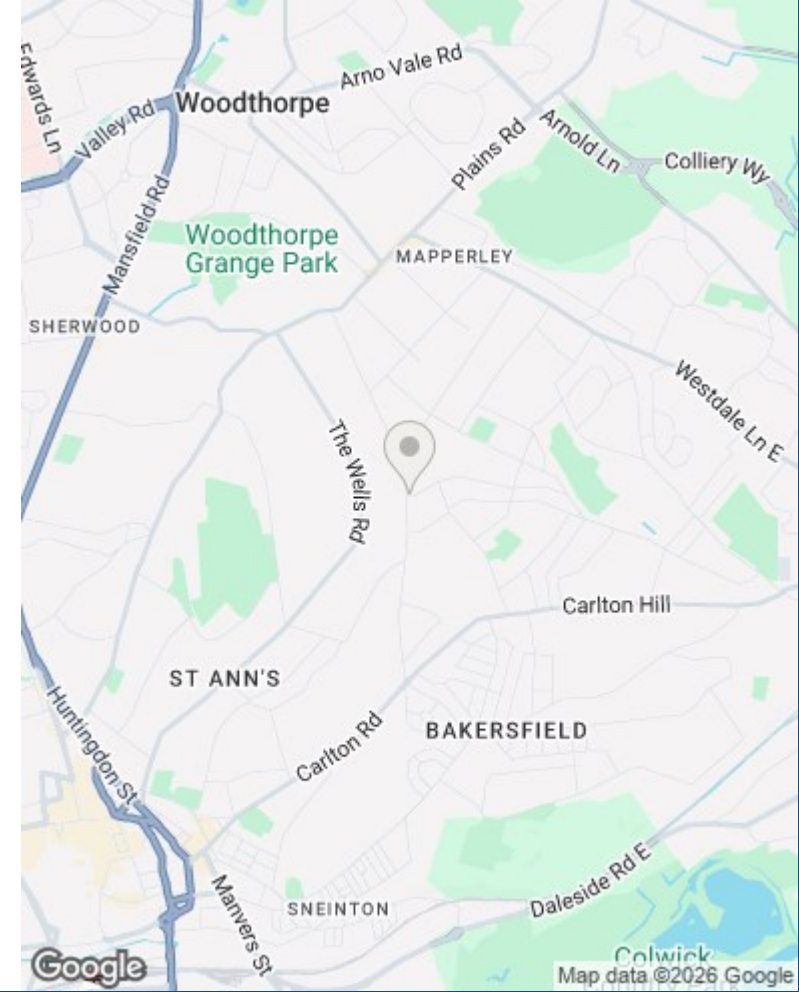


Approximate total area⁽¹⁾
38.5 m²
415 ft²

(1) Excluding balconies and terraces

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
Gedling Borough 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

