



2



1



1



B

DavidJames
the estate agent

Kingswell Avenue, Arnold, Nottingham, NG5 6SY

£850 Per Calendar Month

About This Property

Located in the heart of Arnold, this first-floor apartment offers a blend of comfort and convenience. There are two bedrooms, with bedroom one having an en-suite shower room, ensuring a private and relaxed living experience. There is an open plan lounge/dining room and the kitchen has modern units and integrated appliances such as an oven, hob, and extractor, alongside essentials like a washing machine, fridge/freezer, and a slimline dishwasher. The bathroom is equipped with a white suite and a shower off mixer taps. Outside there is a secure gated parking area at the rear. Location is key; this apartment is just a short stroll from Arnold Town Centre and conveniently close to bus stops for access to the city centre.

TENANCY DETAILS

Available From: 23rd July 2026

Furnishing: Unfurnished

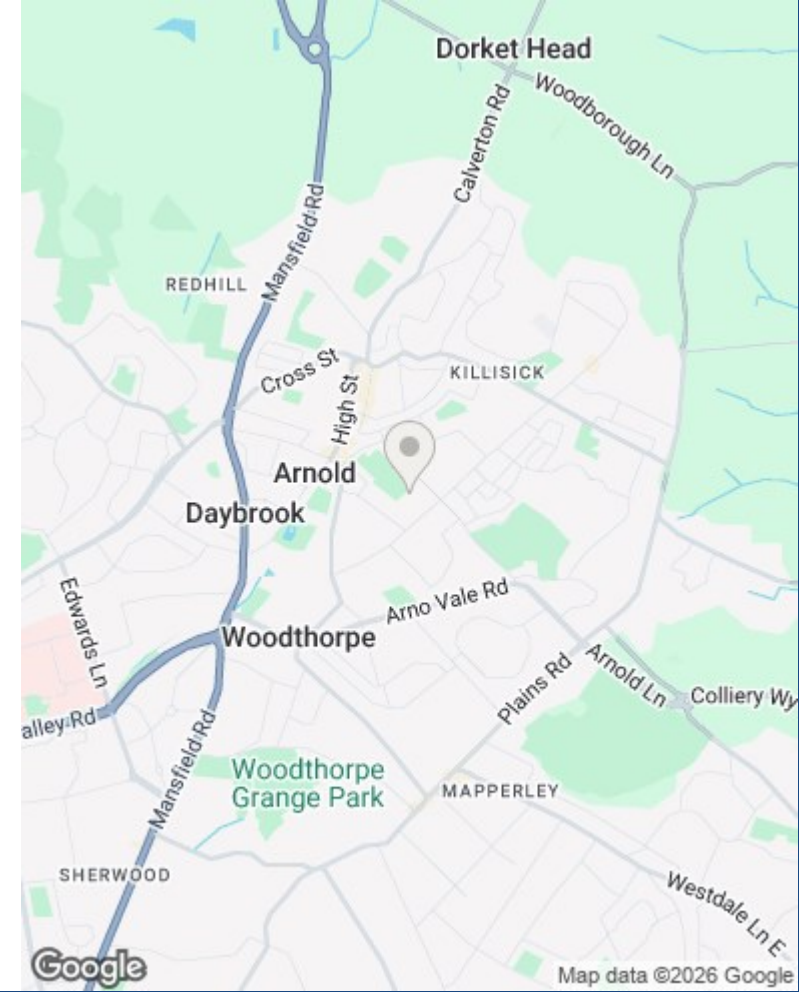
EPC Rating: B

Council Band: B

- First floor apartment
- Two bedrooms (bedroom one with en-suite shower room)
- Entrance hall with storage cupboard
- Open plan lounge/dining room
- Kitchen with units, integrated oven, hob and extractor as well as freestanding washing machine, fridge/freezer and slimline dishwasher
- Bathroom/Wc with white suite and shower off mixer taps
- Electric heating, UPVC double glazing
- Secure gated parking area to the rear
- Walking distance from Arnold Town Centre and close to bus stops to the city centre
- Views to the rear elevation







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: B
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

