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**DavidJames**  
the estate agent

**43 Carlton Road, Nottingham, NG3 2DN**

**£600 Per Month**

# About This Property

A superb opportunity to rent this recently refurbished studio flat, ideally located just a short walk from Nottingham City Centre. Situated in a well-connected area with an abundance of amenities and excellent public transport links on the doorstep, this flat offers stylish and comfortable living, ideal for professionals. With furnishings included, the flat boasts a bright living area/bedroom with adjoining modern kitchen with appliances. There is also a stylish shower room, finished to a high standard. With everything you need right on your doorstep—including shops, cafes, and transport options—this studio flat is perfect for those seeking a convenient city lifestyle.

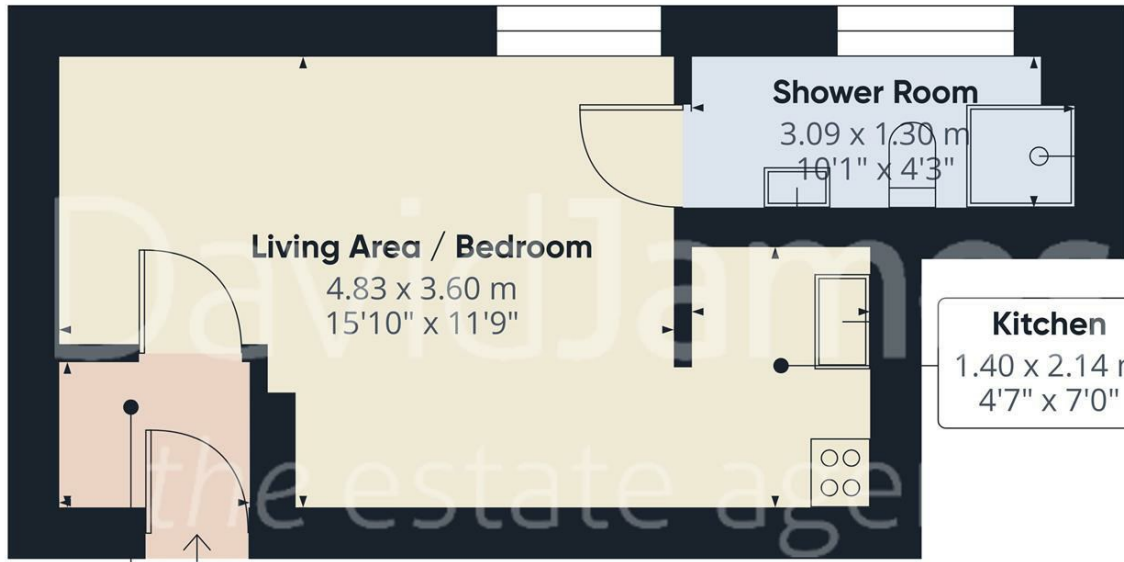
## TENANCY DETAILS

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

- Studio flat
- Recently refurbished
- Furnished
- Living area/bedroom
- Modern kitchen area with appliances
- Stylish shower room
- Electric heating
- Secure fob entry to the building
- Intercom system
- Walking distance to the City Centre







**Entry**  
1.55 x 1.19 m  
5'1" x 3'10"

**Living Area / Bedroom**  
4.83 x 3.60 m  
15'10" x 11'9"

**Kitchen**  
1.40 x 2.14 m  
4'7" x 7'0"

**Shower Room**  
3.09 x 1.30 m  
10'1" x 4'3"

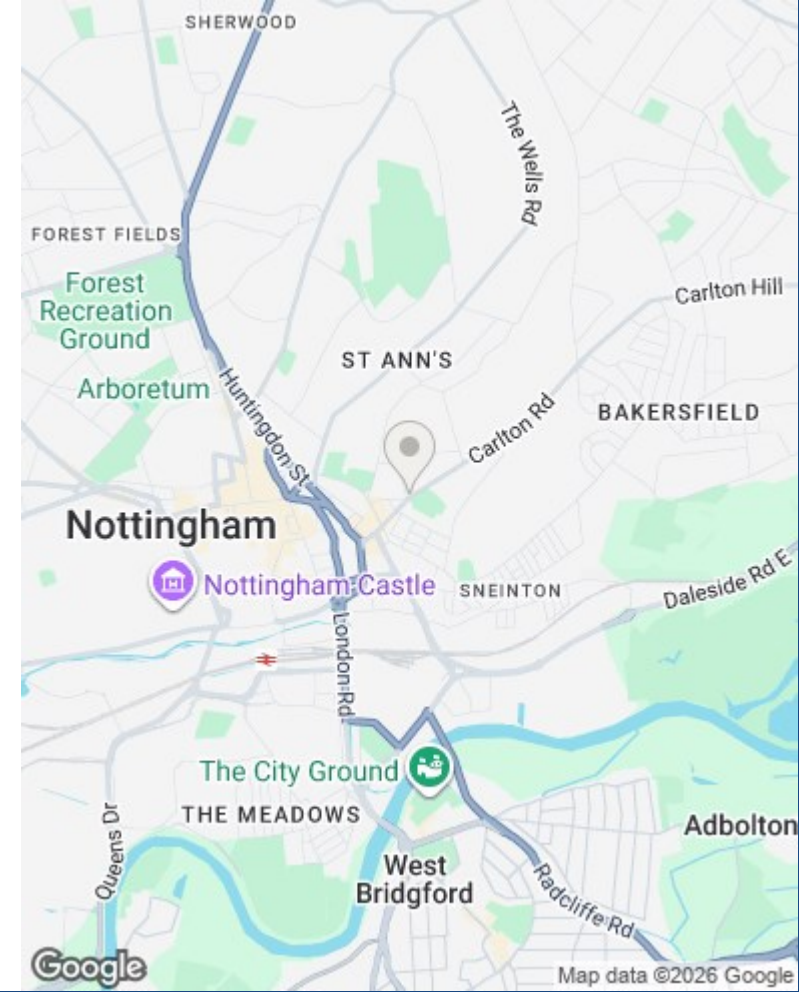


Approximate total area<sup>(1)</sup>  
24 m<sup>2</sup>  
258 ft<sup>2</sup>

(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.

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**Council Tax Band: A  
Nottingham City Council**

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