



DavidJames
the estate agent

Westdale Lane East, Carlton, NG4 3JF

£625 Per Month

About This Property

This one-bedroom maisonette in the sought-after area of Carlton offers spacious and versatile accommodation. The property features a generous living room, a fitted kitchen with patio doors providing direct access to the rear garden, a good-sized double bedroom, and a shower room. Another feature of this property is the large carpeted loft space, accessed via a pull-down ladder, providing additional storage or flexible usable space. Externally, the enclosed rear garden can be accessed via steps leading down from the patio doors and benefits from both lawn and patio area. Conveniently located close to a range of local amenities and benefiting from excellent transport links, this property combines comfortable living with a desirable location.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

EPC Rating: D

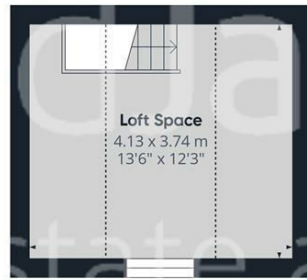
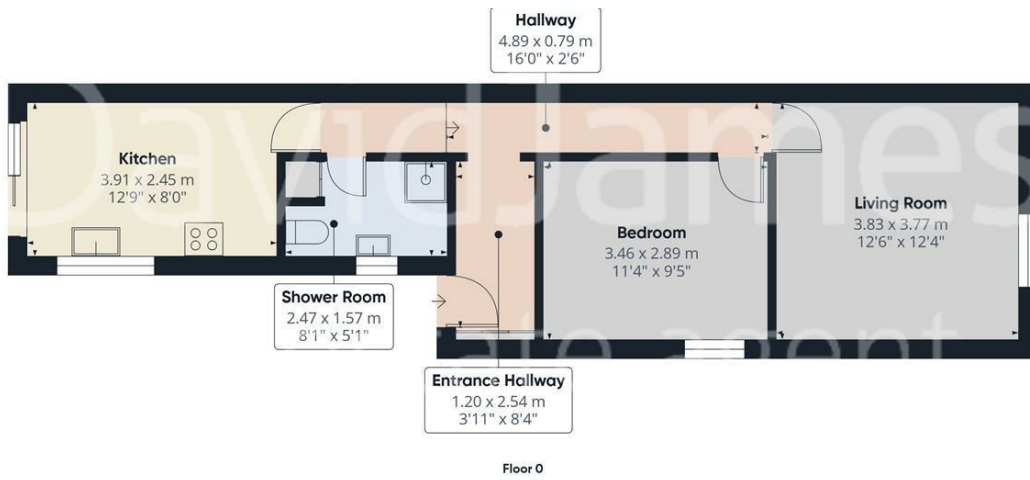
Council Band: A



- Spacious maisonette
- One double bedroom
- Fitted kitchen with patio door access
- Three piece shower room
- Large carpeted loft space with pull-down ladder loft access
- Full double glazing & gas central heating
- Rear garden with lawn and patio
- Sought-after Carlton location with excellent transport links







Approximate total area⁽¹⁾
61.4 m²
661 ft²

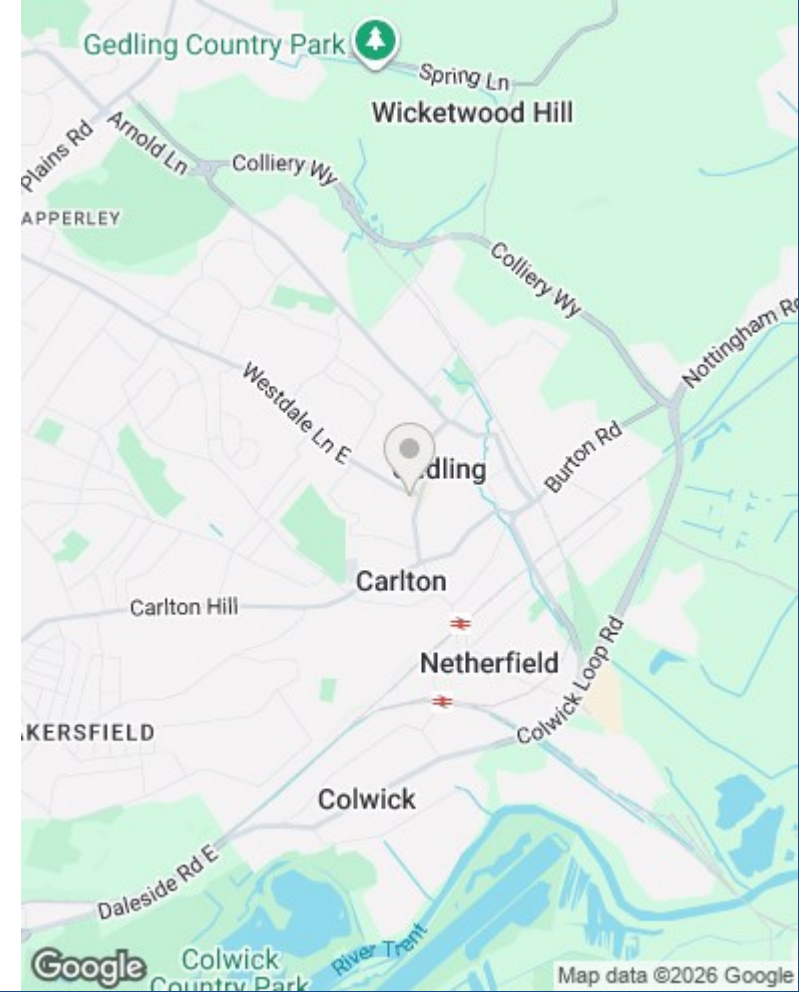
Reduced headroom
8.3 m²
89 ft²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 1.5 m/5 ft

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
Gedling Borough Council**

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David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

