



DavidJames
the estate agent

Cambria Mews, Nottingham, NG3 4GZ

£995 Per Calendar Month

About This Property

This well-presented two-bedroom ground floor maisonette features a bright and spacious open plan layout, seamlessly combining the modern kitchen, dining, and living areas. The contemporary kitchen is fitted with an oven, hob, and extractor, while the living area benefits from patio doors that open directly onto the private rear garden, allowing for plenty of natural light and easy indoor-outdoor living. There are two well-proportioned bedrooms, along with a modern four-piece shower room comprising a walk-in shower cubicle, wash basin, WC, and bidet. Outside, the property boasts a low-maintenance private rear garden with a patio area, artificial lawn, and a useful shed, as well as gated access. There is an off-street parking bay for residents, to the rear.

TENANCY DETAILS

Available From: 15th May 2026

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

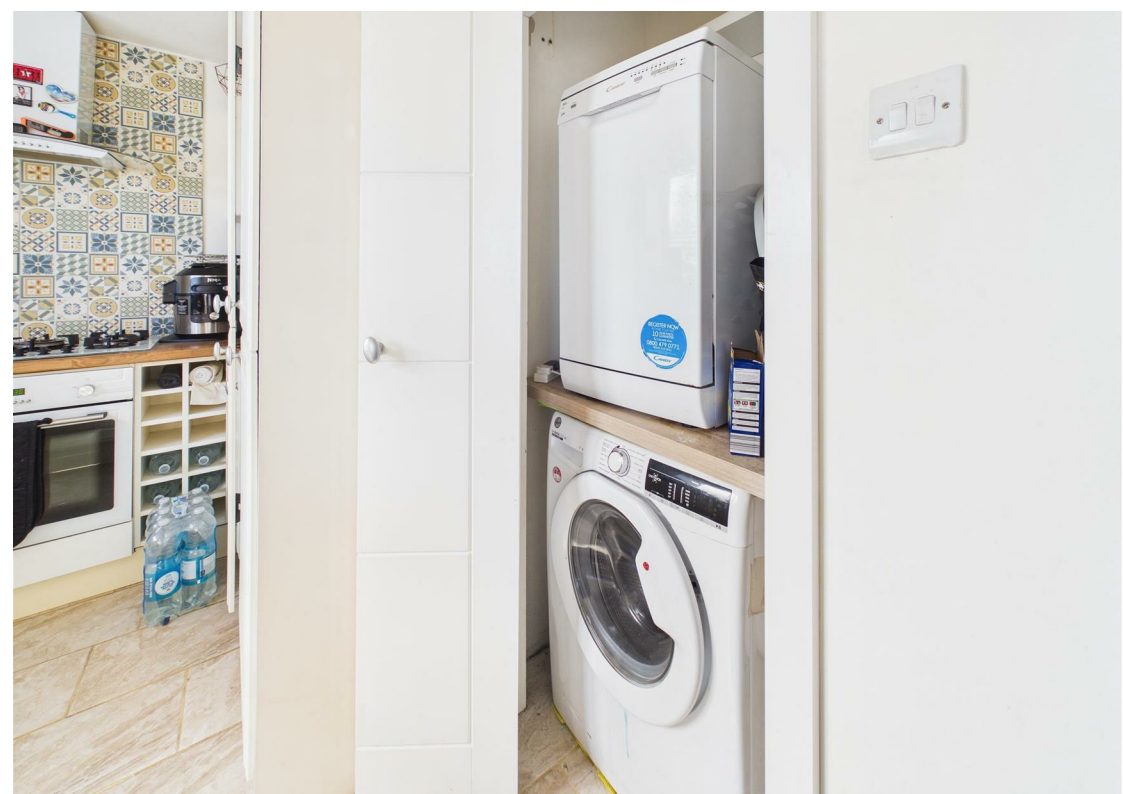
EPC Rating: D

Council Band: A

Pets: Not permitted

- Ground floor maisonette a 15 minute walk to the city centre!
- Two bedrooms
- Entrance hall with useful storage cupboard
- Stylish shower room with shower cubicle, wash basin, WC and bidet
- Open plan lounge, dining room and kitchen
- Patio doors from dining area
- Stylish kitchen with utility cupboard and integrated appliances
- Gas central heating, UPVC double glazing
- Low maintenance rear garden with patio, artificial lawn and shed
- Fantastic location!





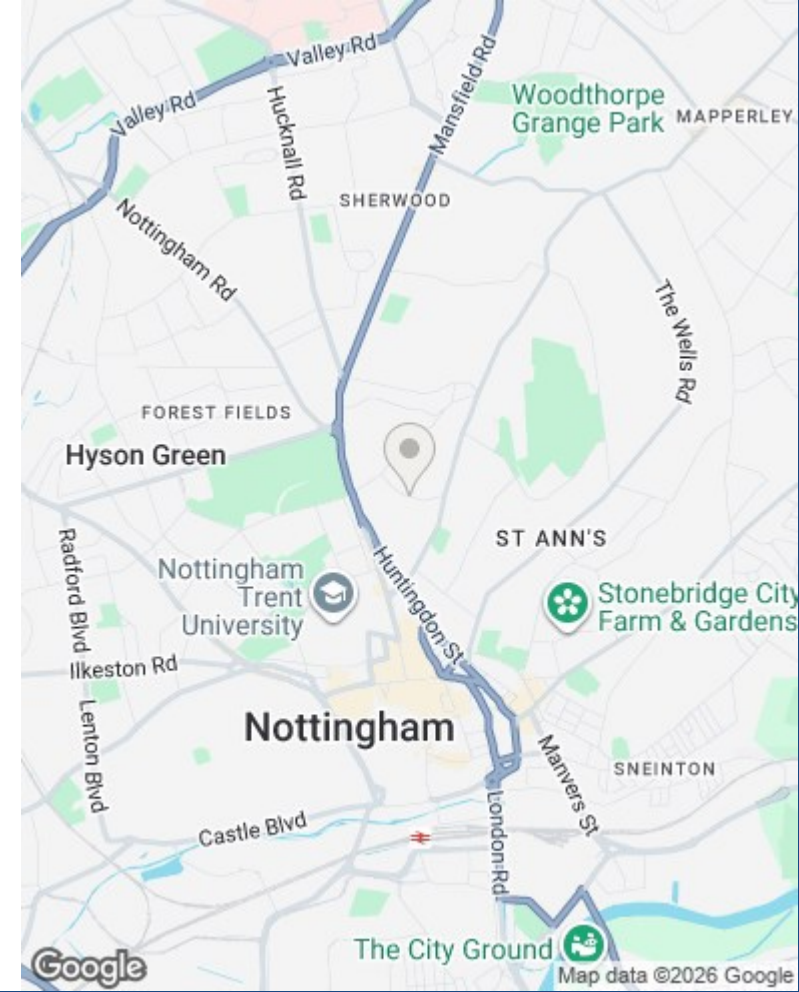


Approximate total area⁽¹⁾
49.2 m²
529 ft²

(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.

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

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