



DavidJames
the estate agent

Park Wharf, Castle Boulevard, Nottingham, NG7 1FA

£1,650 Per Calendar Month

About This Property

A spacious and modern three-storey end townhouse, ideally situated within a secure gated community, offering fabulous views and convenient access to city centre amenities and frequent transport links. The ground floor features a contemporary dining kitchen fitted with integrated appliances, with doors leading out to a patio area, alongside a separate utility room. On the first floor, a generous lounge benefits from a balcony, providing the perfect space to relax and enjoy the views. The upper floors offer four bedrooms arranged across the second and third floors, including the main bedroom benefitting from built-in wardrobes and an en-suite shower room, while a separate three-piece bathroom serves the remaining accommodation. Externally, the property benefits from a garage, private driveway and additional visitor parking.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

EPC Rating: C

Council Band: D

- Modern three storey end townhouse
- Four bedrooms (three as doubles)
- Entrance hall, ground floor WC, utility room
- First floor lounge with balcony, first floor WC
- Second floor main bedroom with fitted wardrobes and en-suite
- Second floor family bathroom/WC with shower
- Gas central heating, UPVC double glazing, alarm system
- Driveway and garage provide off road parking
- Gated community with additional visitor parking
- Fabulous views, hyper-speed broadband available







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

131.1 m²

1410 ft²

Balconies and terraces

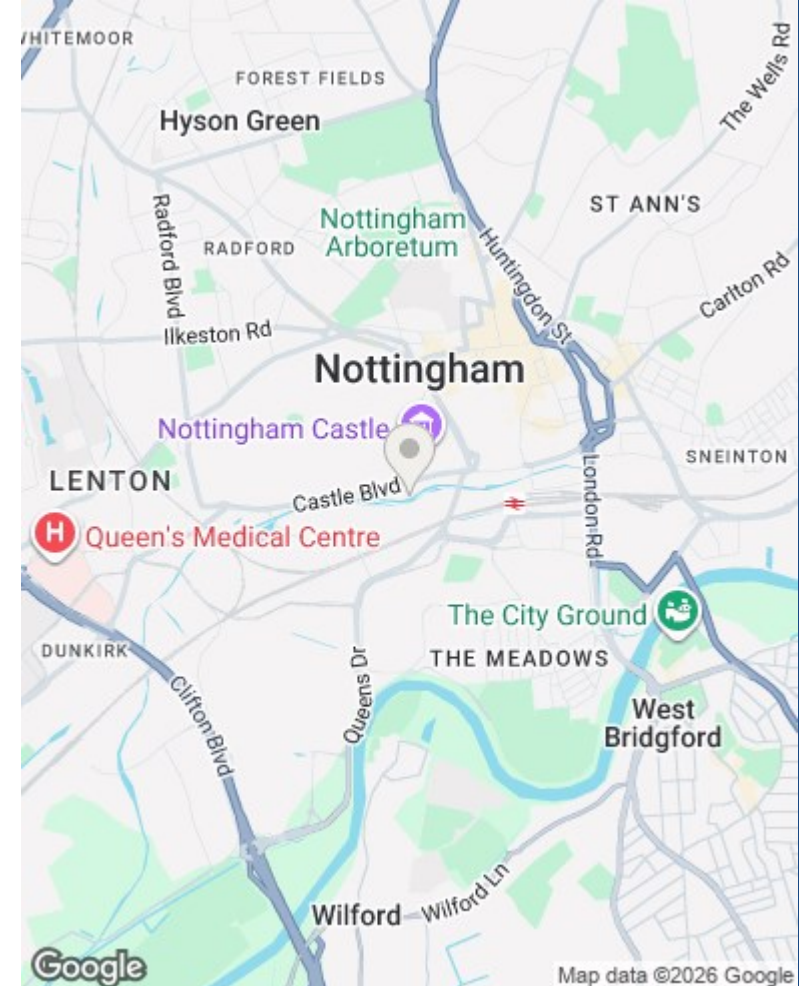
17 m²

183 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



Council Tax Band: D
Nottingham City 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

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