



DavidJames
the estate agent

Pelham Road, Sherwood Rise, Nottingham, NG5 1AP

£875 Per Calendar Month

About This Property

Discover this spacious, fully furnished one-bedroom top-floor apartment a 25 minute walk from the City Centre This delightful residence boasts an entrance hall leading to a bright living/dining room complete with furnishings and a well-equipped kitchen featuring ample units and appliances. The large bedroom is a complete with a generously sized window that floods the space with natural light and features a wardrobe and a bed. The modern shower room features an electric shower and WC. Additional benefits of this fantastic property include access to a gated communal car park, providing secure parking for residents and communal gardens. Situated close to local amenities and well-connected by nearby bus routes and the Tram Network, this property is ideal for professionals.

TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 6 Months

Furnishing: Furnished

EPC Rating: C

Council Band: A

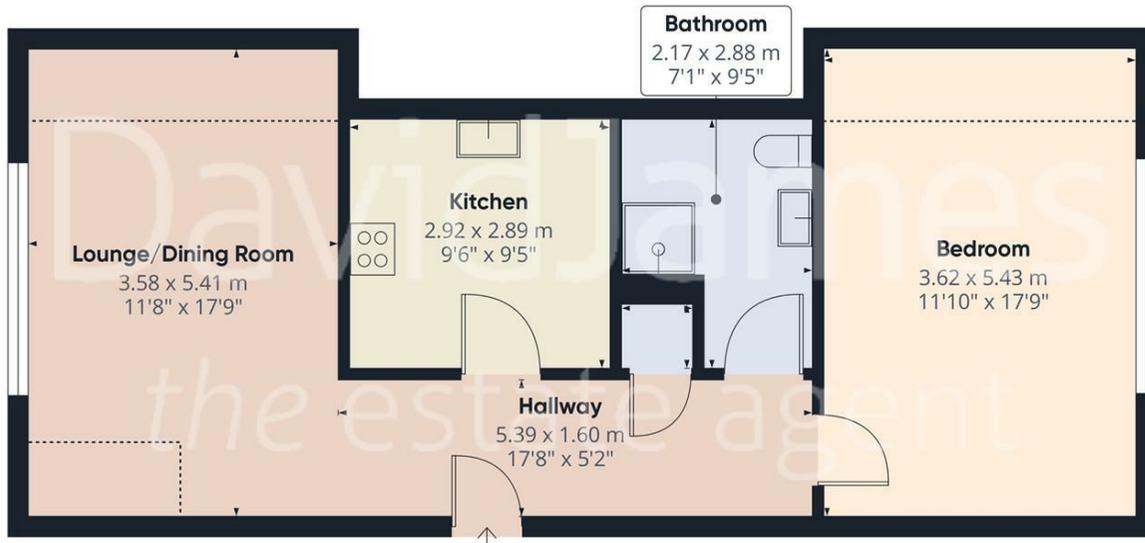
Pets: Not permitted



- Furnished one-bedroom top-floor apartment
- Bright lounge/dining room
- Kitchen with appliances
- Large bedroom with a generously sized window
- Shower room with electric shower
- Double glazing, electric heating
- Intercom system
- Gated communal car park
- Excellent public transport connections
- 25 minute walk to the City Centre







Approximate total area⁽¹⁾
63.2 m²
680 ft²

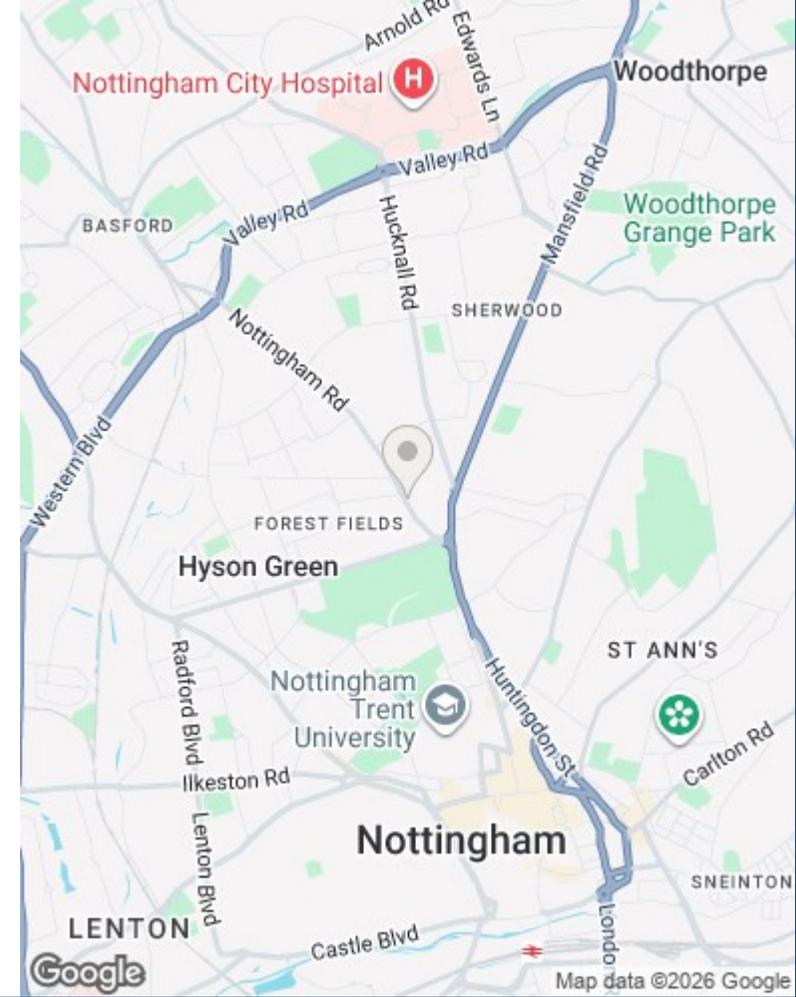
Reduced headroom
7.4 m²
80 ft²

(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
Nottingham City Council**

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