



**DavidJames**  
the estate agent

**Gilbert Gardens, Nottingham, NG3 2HZ**

**£650 Per Calendar Month**

# About This Property

This ground floor maisonette is ideally positioned within easy reach of a wide range of local amenities and excellent transport links. The property features an open plan living/kitchen area, designed to maximise space and functionality, with the kitchen fitted with a range of units. The accommodation further comprises a double bedroom and a shower room/WC complete with an electric shower. Externally, residents can enjoy access to a communal courtyard area, offering a pleasant outdoor space.

## TENANCY DETAILS

Available From: 21st May 2026

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

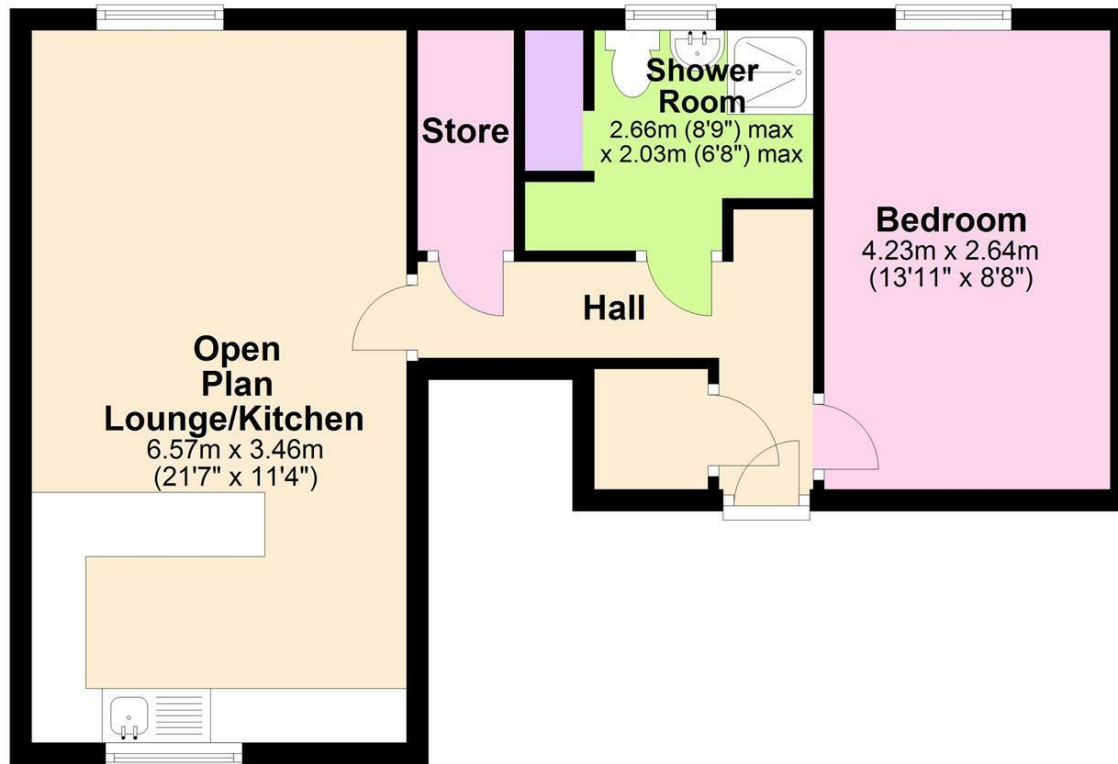
- Ground floor maisonette situated within close distance of amenities
- One double bedroom
- Spacious open plan living/kitchen area
- Kitchen area with range of units
- Shower room/WC with electric shower
- UPVC double glazed windows
- District heating
- Communal courtyard area



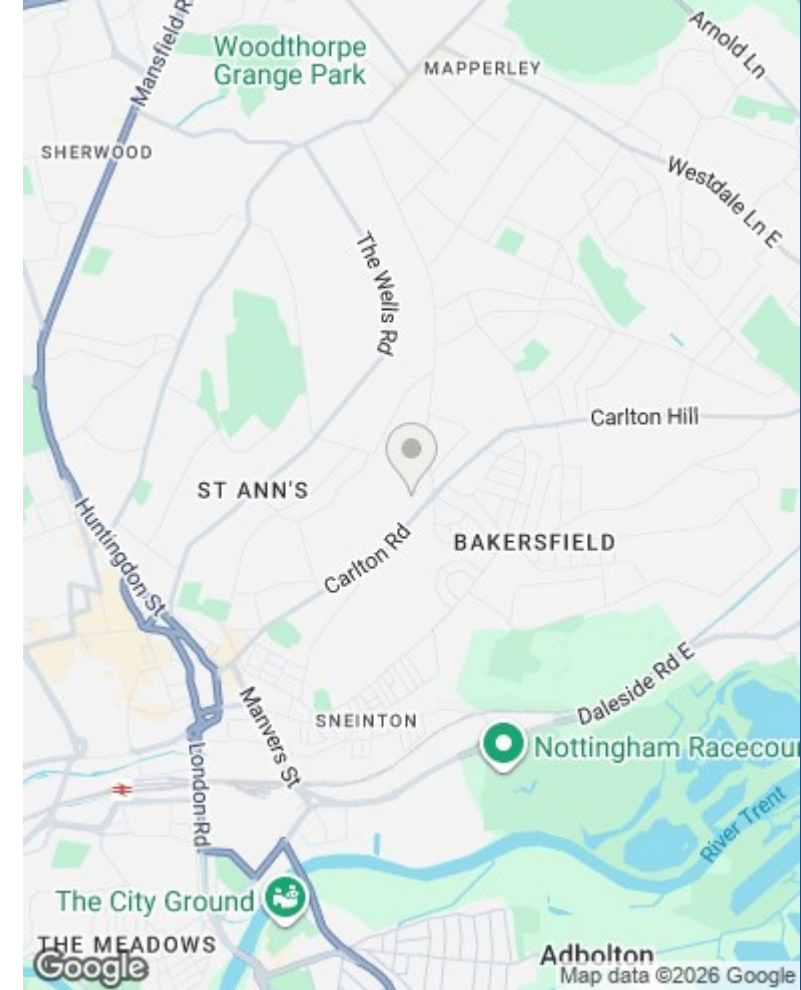


## Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 48.1 sq. metres (517.9 sq. feet)



**Council Tax Band: A  
Nottingham City**

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**The Property  
Ombudsman**