



DavidJames
the estate agent

Vernon Park Drive, Old Basford, Nottingham, NG6 0AF

£850 Per Calendar Month

About This Property

This two bedroom ground floor maisonette has been recently redecorated throughout and is ideal for those seeking proximity to the city and excellent public transport links. Situated on the ground floor and accessed from the side of the property, this home offers a bright and welcoming space throughout. There is a spacious lounge with a contemporary feature fireplace, a kitchen equipped with a range of units and freestanding appliances including a brand new cooker, two bedrooms and a bathroom with three-piece suite and a new electric shower. Outside, the property benefits from off-street parking providing convenience for residents and a small patio area to the rear.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

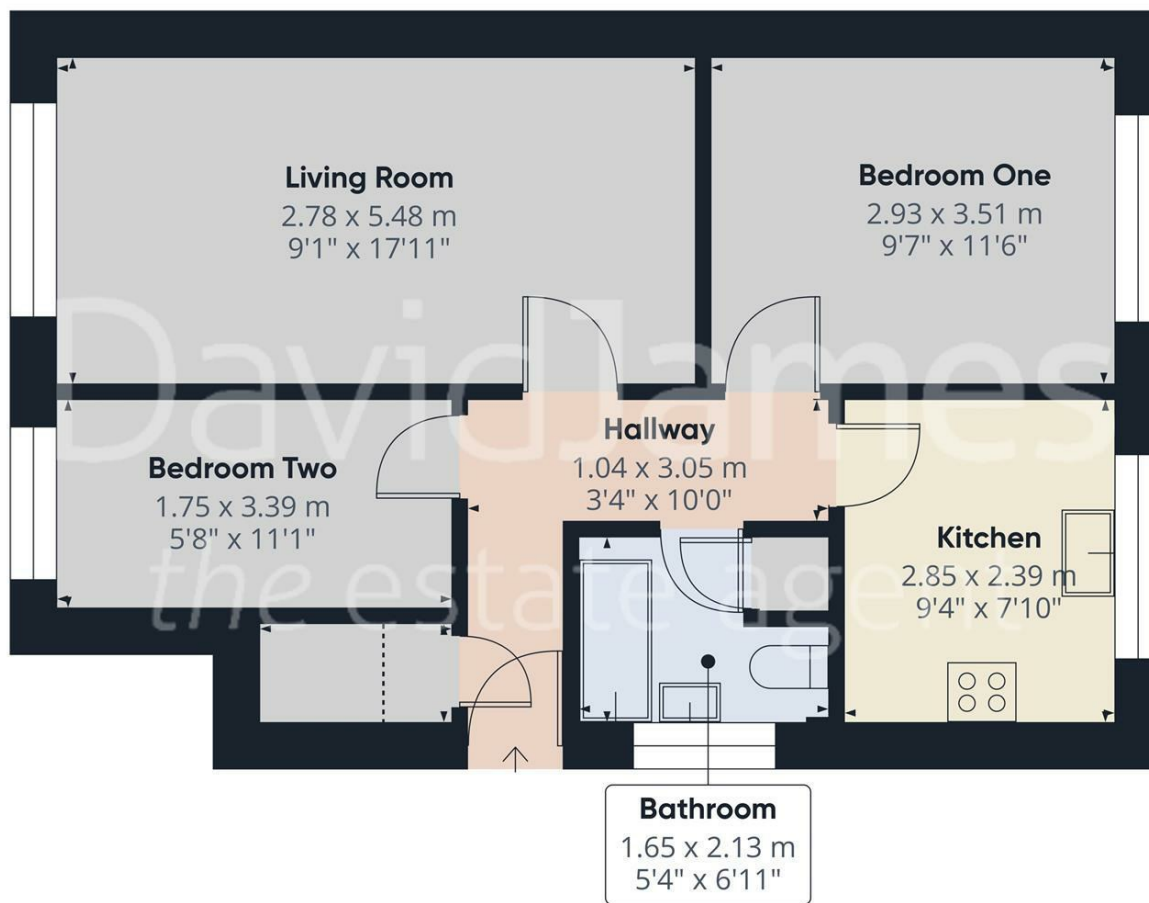
Council Band: A

Pets: Not permitted

- Ground floor maisonette
- Two bedrooms (including a large main double bedroom)
- Recently redecorated with new carpets and floor coverings
- Well-proportioned lounge with a feature contemporary electric fire
- Kitchen with a range of wall and base units and freestanding appliances
- Bathroom with a white three-piece suite and new electric shower
- Double glazing, electric heating
- Small low-maintenance patio area to rear
- Off-street parking for residents to the rear
- Ample amenities and transport links, including the tram network, close by







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Approximate total area⁽¹⁾

48.2 m²
519 ft²

Reduced headroom

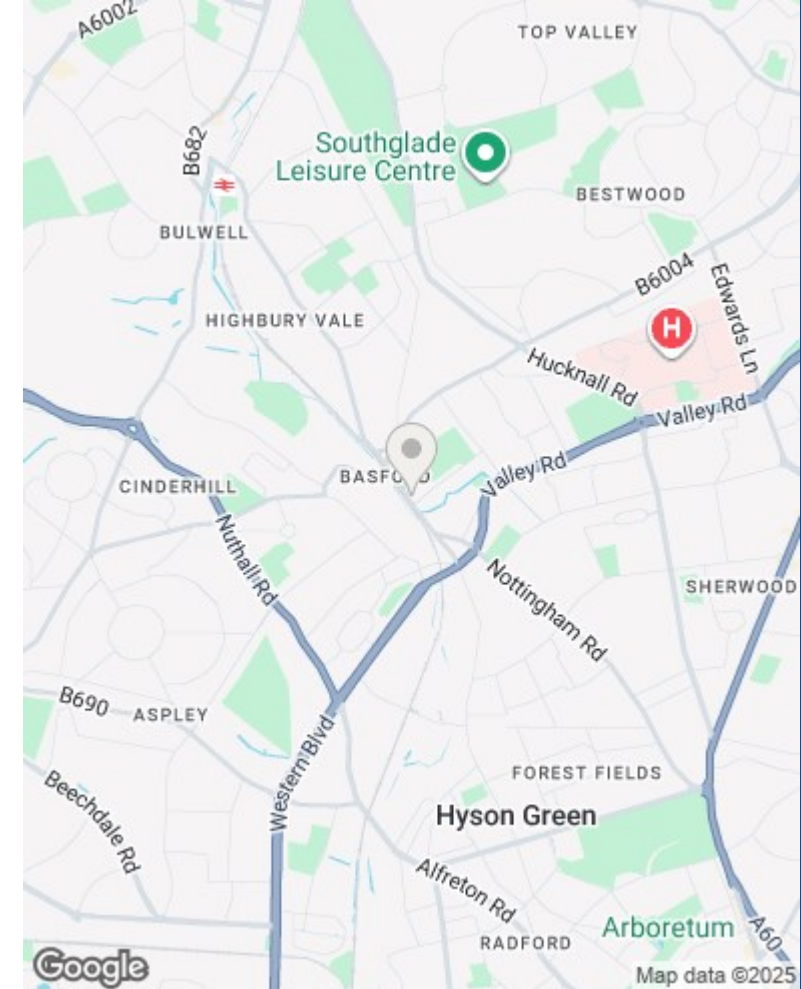
0.9 m²
9 ft²

(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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The Property Ombudsman