



**DavidJames**  
the estate agent

**Elm Avenue, Nottingham, NG3 4GF**

**£750 Per Calendar Month**

# About This Property

A beautifully presented ground floor flat, freshly decorated throughout and ideally located just a 10-minute walk from Nottingham City Centre. This bright and well-proportioned home offers stylish, comfortable living with excellent access to local amenities and transport links. The accommodation comprises a spacious open plan living area featuring a large bay window that fills the space with natural light, creating a welcoming and airy feel. The modern kitchen comes with integrated cooking appliances, seamlessly blending into the living space. The generous double bedroom benefits from dual aspect windows, enhancing the sense of light and space whilst a contemporary bathroom/WC completes the property, fitted with a white suite, mains shower over bath and sleek grey tiling for a clean, modern finish. Further benefits include gas central heating, UPVC double glazing throughout and an optional garage suitable for storage or small vehicle only. With ample bus links nearby and the city centre within easy walking distance, this property is ideal for professionals or couples.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Ground floor flat
- Freshly decorated throughout
- One double bedroom with dual aspect windows
- Spacious open plan living area
- Large bay window providing excellent natural light
- Kitchen with integrated cooking appliances
- Contemporary bathroom with mains shower over bath
- Gas central heating, UPVC double glazing
- Optional garage suitable for storage or small vehicle only - to be negotiated
- 10-minute walk to Nottingham City Centre & excellent bus links nearby





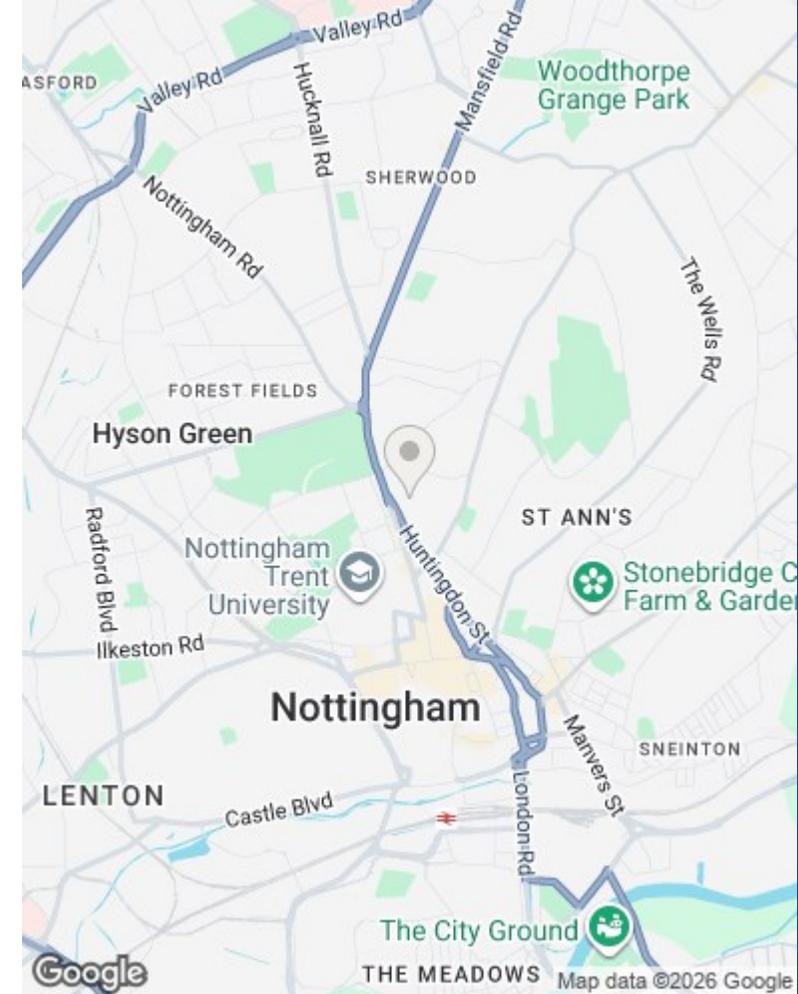


Approximate total area\*\*  
39.7 m<sup>2</sup>  
428 ft<sup>2</sup>

(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



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

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

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

