



DavidJames
the estate agent

Station Road, Carlton, Nottingham, NG4 3AR

£650 Per Calendar Month

About This Property

This well-presented, self-contained ground floor flat is ideally situated in the heart of Carlton, offering a comfortable and modern living space perfect for professionals, couples or downsizers. The property features an inviting open plan living room and kitchen, with contemporary grey units, generous storage and integrated cooking appliances. The double bedroom provides a calm retreat, complimented by a shower room/WC. Set within a highly convenient location, the flat benefits from close proximity to a wide range of local amenities, shops, cafés, and excellent transport links into Nottingham City Centre and surrounding areas, making it an ideal base for those seeking easy access and low-maintenance living.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted



- Well-presented ground floor flat
- Double bedroom
- Open plan living room/kitchen
- Kitchen features modern grey units, ample storage and integrated cooking appliances
- Shower room/WC
- Electric heating
- Double glazed sash-style windows
- Ideally located close to ample amenities and transport links





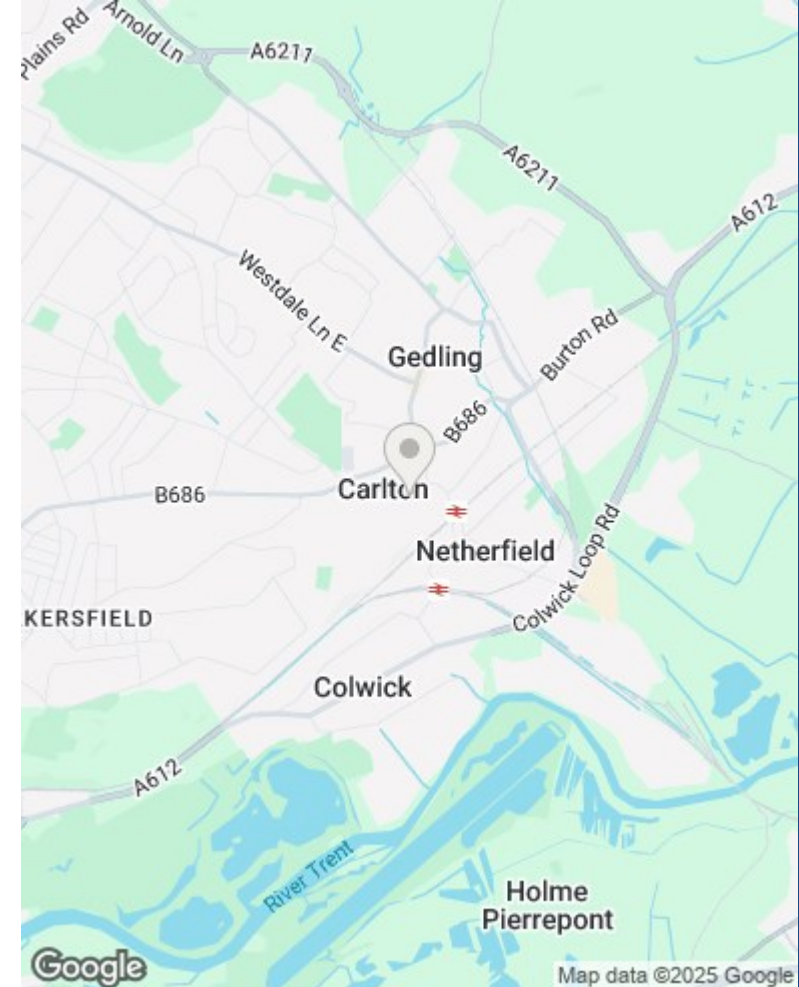


Approximate total area⁽¹⁾
35.4 m²
381 ft²

(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: A
Gedling Borough**

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**The Property
Ombudsman**