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**DavidJames**  
the estate agent

**Carlton, Nottingham, NG4 1DW**

**£725 Per Calendar Month**

# About This Property

A two-bedroom maisonette located in the popular area of Carlton. The property features a generous living room with access to a balcony, a fitted kitchen with an integrated oven, hob, and extractor, along with additional appliances such as a washing machine and fridge freezer. There are two good-sized bedrooms, with bedroom two benefiting from built-in wardrobes for added storage. The bathroom is fitted with a three piece suite and includes a shower over the bath. Externally, the property has a rear garden with a patio area, and further benefits include a garage located beneath the property and an allocated parking space to the front.

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

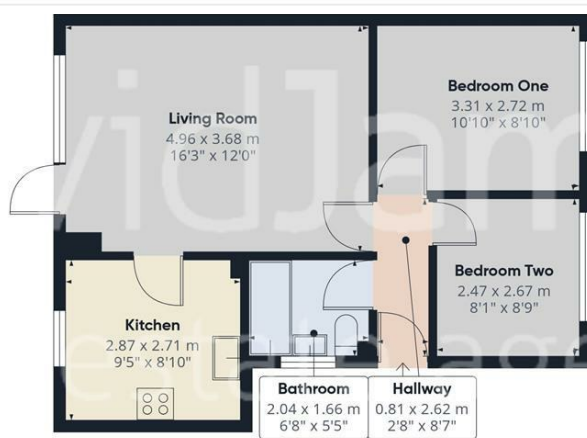
EPC Rating: C

Council Band: A

- Top floor maisonette
- Two well-proportioned bedrooms, with built-in wardrobes in bedroom two
- Spacious living room with balcony access
- Fitted kitchen with integrated cooking appliances
- Bathroom/WC with shower over bath
- New carpets to entrance, lounge and bedrooms
- Gas central heating and full double glazing
- Rear garden with patio area
- Garage beneath the property
- Allocated parking space to the front







Floor 1 Building 1



Floor 0 Building 2

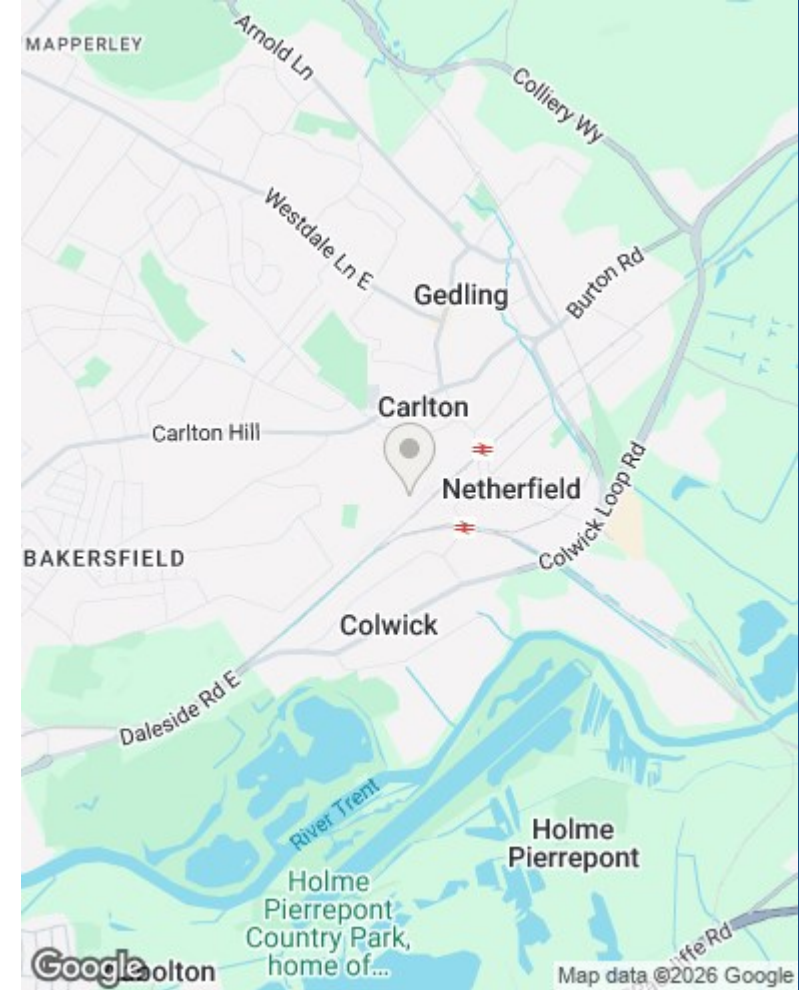


Approximate total area\*\*  
60.3 m<sup>2</sup>  
650 ft<sup>2</sup>

(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.

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**Council Tax Band: A  
Gedling Borough Council**

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