



DavidJames
the estate agent

5 Sherwood Drive, New Ollerton, Newark, NG22 9PP

£675 Per Calendar Month

About This Property

An immaculately presented first floor flat, accessed via a private ground floor entrance. The property boasts a light and welcoming living space, and a kitchen with a freestanding cooker. Both bedrooms are generously sized, whilst the modern bathroom features a white suite with an mains shower over the bath. Conveniently located above commercial premises, this home enjoys immediate access to a range of local shops, cafes, and services, placing everyday amenities quite literally on your doorstep. Viewing is highly recommended to appreciate the space and condition on offer.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

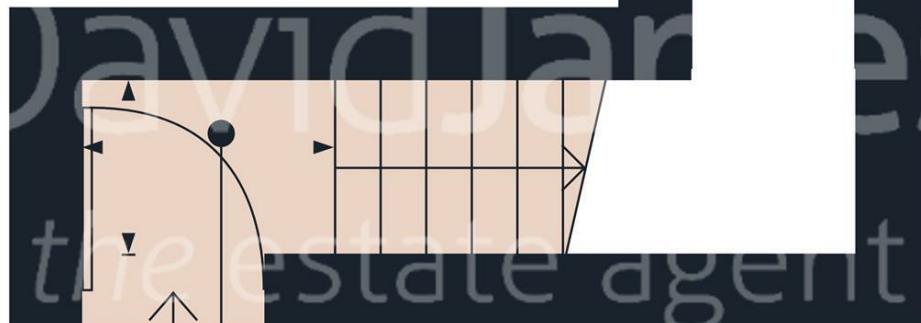
Council Band: TBC

Pets: Not permitted

- Immaculately presented first floor flat
- Two double bedrooms
- Private entrance
- Living room
- Kitchen with freestanding cooker
- Modern bathroom/Wc with white suite & mains shower
- UPVC double glazing
- Gas central heating
- Ample amenities on the doorstep







Hallway

1.17 x 0.90 m
3'10" x 2'11"

Floor 0

DavidJames
the estate agent

Approximate total area⁽¹⁾

4.5 m²
48 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



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:
Newark & Sherwood**

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

**The Property
Ombudsman**