



**DavidJames**  
the estate agent

**Alexandra Street, Nottingham, NG5 1AY**

**£875 Per Calendar Month**



## About This Property

This 2-bedroom first floor flat is ideally situated for those seeking a convenient location, just a short commute to Nottingham city centre and Nottingham City Hospital. With it's own private entrance, the flat features a living room, kitchen with integrated oven and hob, two bedrooms, and a bathroom/WC with white suite and a shower over the bath.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

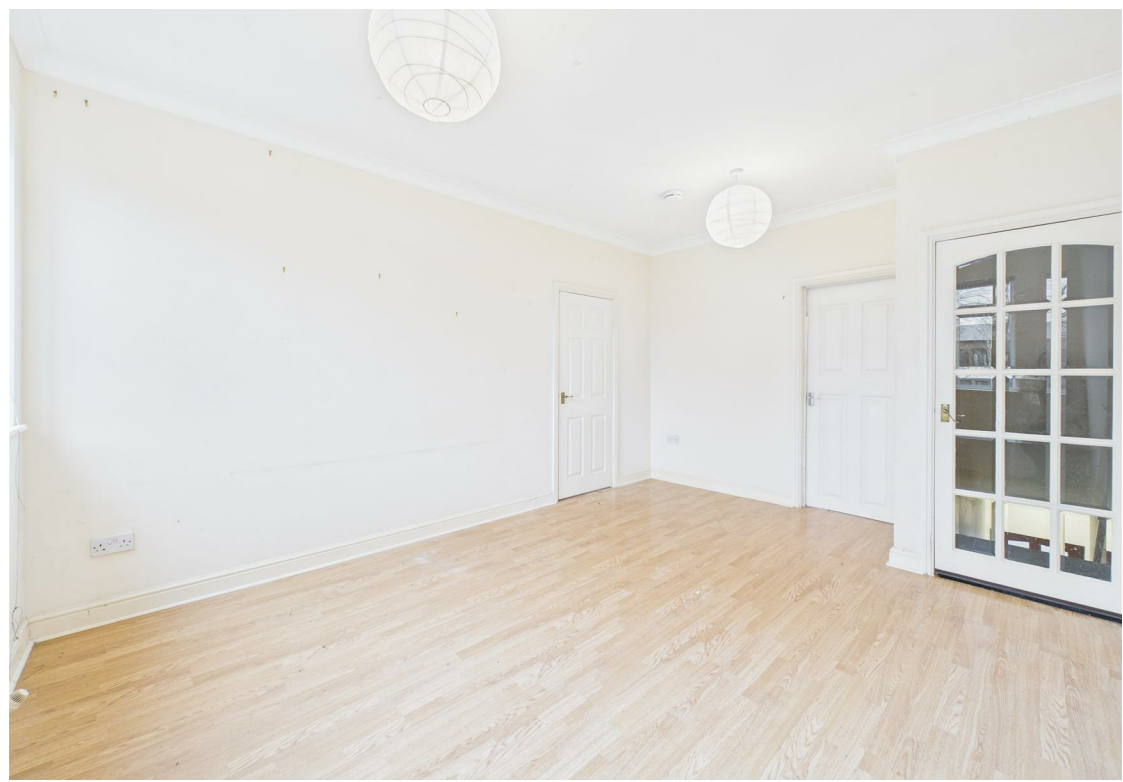
Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

- First floor flat
- Two bedrooms
- Private entrance
- Living room
- Kitchen with integrated oven & hob
- Bathroom/WC with white suite & mixer shower
- Double glazing & gas central heating
- Excellent transport links and local amenities nearby
- Short commute to Nottingham city centre and Nottingham City Hospital









Entrance Hall  
1.04 x 1.16 m  
3'4" x 3'9"

Floor 0

Landing  
0.86 x 0.88 m  
2'9" x 2'10"



Floor 1

Approximate total area<sup>(1)</sup>

50.8 m<sup>2</sup>  
546 ft<sup>2</sup>

(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.

GIRAFFE360



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

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**The Property  
Ombudsman**