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**DavidJames**  
the estate agent

**Woodborough Road, Nottingham, NG3 5GW**

**£750 Per Calendar Month**



# About This Property

A well-presented first floor, furnished flat located in a popular area, offering a blend of period charm and modern convenience. The accommodation opens into a welcoming entrance hall and features wooden flooring throughout most of the property, complemented by high ceilings and sash-style double glazed windows that enhance the sense of space and light. The charming living room benefits from a bay window, creating a bright and inviting living space, while the modern kitchen is equipped with appliances and offers room for dining. There is a comfortable double bedroom and a contemporary shower room fitted with a walk-in shower cubicle. Additional benefits include gas central heating and access to a communal rear car park with unallocated parking. Ideally situated, the property is just a 30-minute walk from Nottingham City Centre and is well-served by frequent bus links, making it an excellent choice for professionals seeking convenient city living.

## TENANCY DETAILS

Available From: 13th February 2026

Tenancy Term: Minimum 6 months

Furnishing: Furnished

EPC Rating: D

Council Band: A

Pets: Not permitted

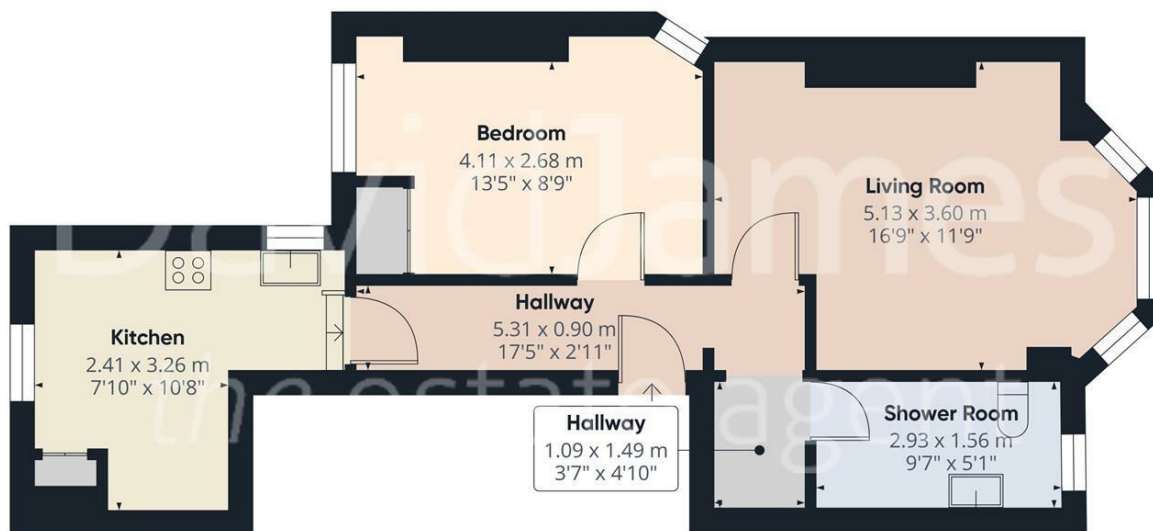
- First floor flat
- Furnished
- One double bedroom
- Entrance hall
- Living room with bay window
- Modern kitchen with appliances and dining space
- Modern shower room with walk-in shower
- High ceilings, sash-style double glazed windows and wooden flooring
- Communal rear car park with unallocated parking space
- 30-minute walk from Nottingham City Centre









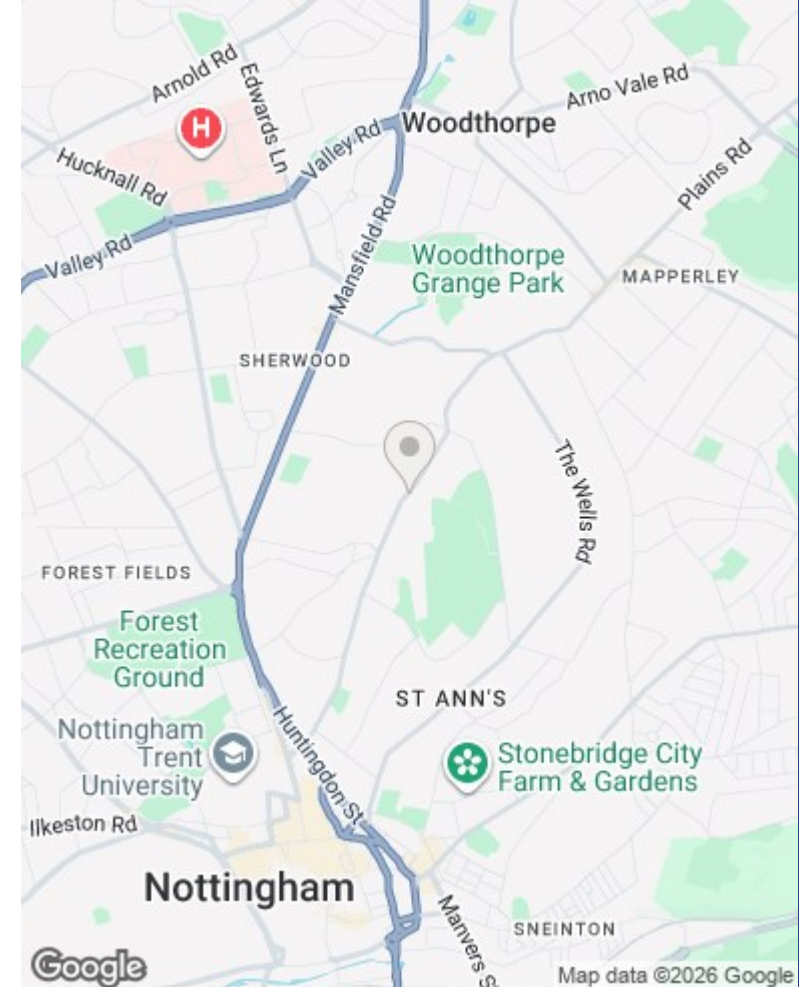


Approximate total area<sup>(1)</sup>  
 47.8 m<sup>2</sup>  
 515 ft<sup>2</sup>

(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**  
**Nottingham City Council**

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