



**DavidJames**  
the estate agent

**Carlton Hill, NG4 1JA**

**£595 Per Month**

# About This Property

**BILLS INCLUDED!** Located in the heart of Carlton Hill, this well presented house share has a fully furnished double bedroom with a private shower room. Modern throughout, this shared home boasts a communal kitchen complete with an oven, hob, and extractor fan, and a separate utility area with a washing machine. Positioned just a short distance from local amenities and with excellent transport links into the city, this property is perfect for professionals.

## TENANCY DETAILS

Available From: NOW  
Furnishing: Furnished  
EPC Rating: D  
Council Band: A  
Bills: INCLUDED



- Fully furnished double bedroom
- Private shower room
- **BILLS INCLUDED**
- Contemporary decor throughout the property
- Communal kitchen equipped with oven, hob, and extractor fan
- Utility area with washing machine
- Prime location on Carlton Hill
- Close to local shops, restaurants, and amenities
- Excellent transport links to the city centre



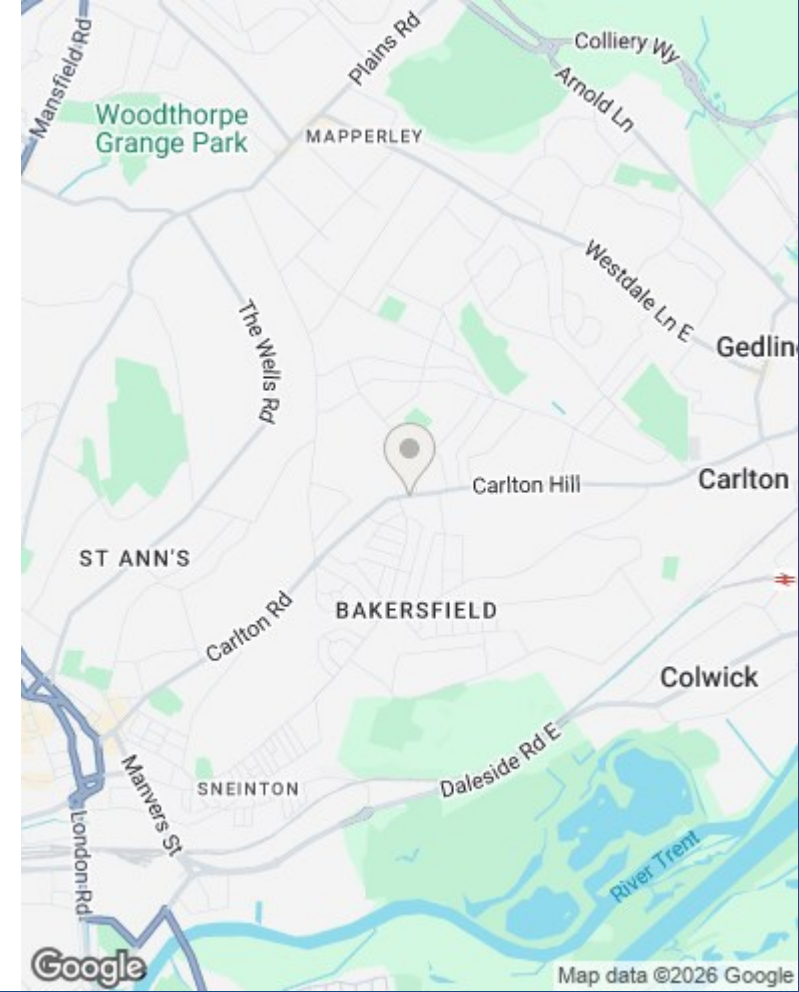


Approximate total area<sup>(1)</sup>  
16 m<sup>2</sup>  
172 ft<sup>2</sup>

(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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