



DavidJames
the estate agent

Alpine Street, Nottingham, NG6 0HS

£900 Per Month

About This Property

A well-presented and deceptively spacious duplex maisonette, ideally situated in the popular area of Old Basford and offering excellent access to local amenities and transport links. Accessed via its own private ground floor entrance with staircase rising to the accommodation, the property is arranged over two floors to provide a practical and well-proportioned layout. The first floor features a bright and comfortable living room, a modern fitted kitchen with a generous range of units and integrated cooking appliances, and a contemporary bathroom/WC fitted with a white suite and electric shower. The second floor offers two well-proportioned bedrooms and a stylish modern shower room/WC, providing added convenience. Benefiting from UPVC double glazing and electric heating throughout, the property also enjoys use of a shared driveway with an EV charging point. Ideally positioned within a short walk of a tram stop and regular bus services, the property is perfect for commuters, with excellent access to Nottingham City Centre and major road links including the M1.

TENANCY DETAILS

Available From: NOW

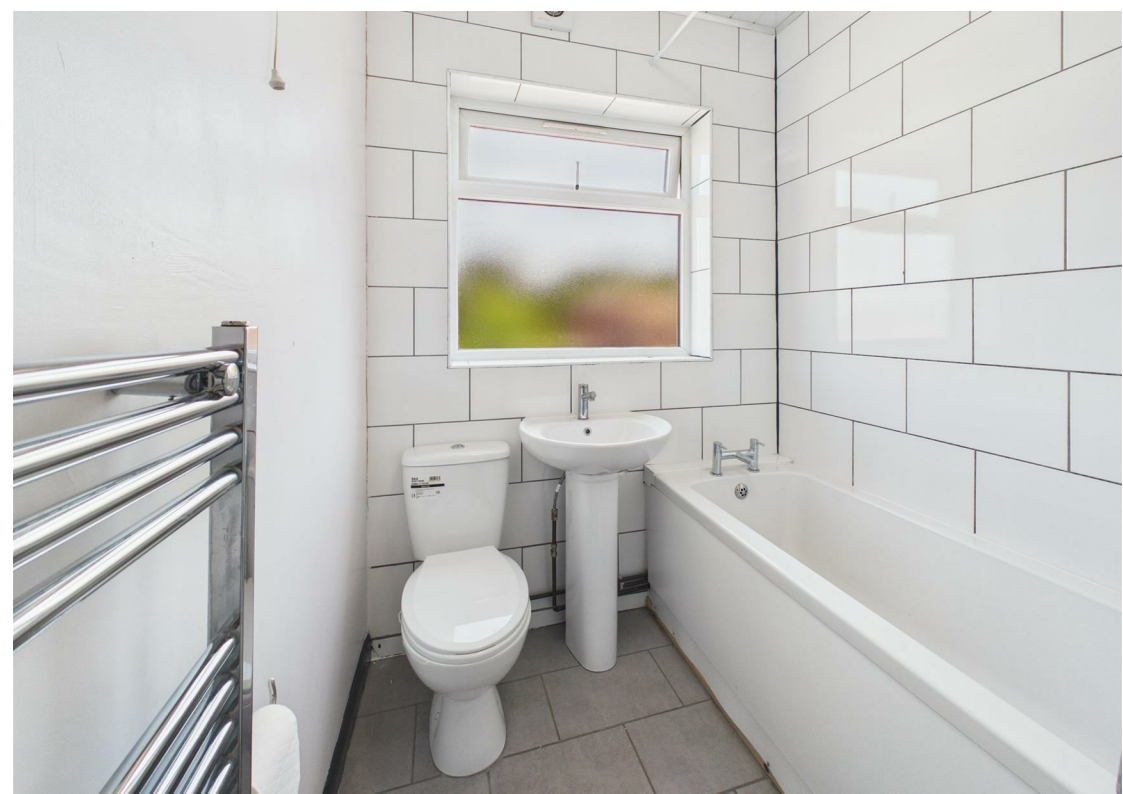
Furnishing: Unfurnished

EPC Rating: C

Council Band: TBC - awaiting council

- Well-presented duplex maisonette
- Two well-proportioned bedrooms
- Two bathrooms on separate floors
- Own private ground floor entrance
- Living room
- Modern fitted kitchen with integrated cooking appliances
- UPVC double glazing
- Electric heating
- Shared driveway with EV charging point
- Short walk to tram and bus links with excellent access to the M1

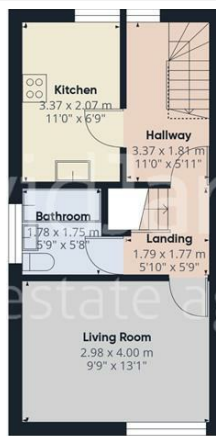






Entrance Hallway
0.92 x 0.83 m
3'0" x 2'8"

Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
57.5 m²
619 ft²

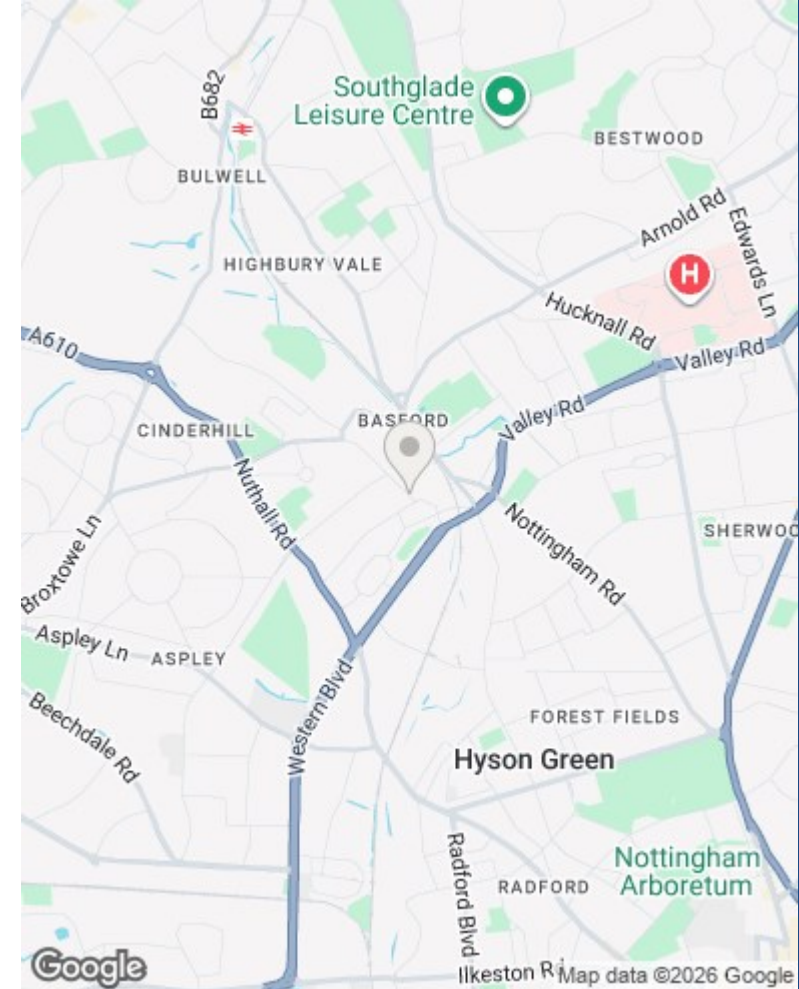
Reduced headroom
2.2 m²
24 ft²

(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.

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**Council Tax Band: New Build
Nottingham City Council**

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

