



**DavidJames**  
the estate agent

**Whittingham Road, Nottingham, NG3 6AZ**

**£850 Per Month**

# About This Property

A well-presented first floor maisonette situated in a sought-after area of Mapperley, just a short stroll from the vibrant Mapperley Top with its excellent range of shops, cafés and bars. The property benefits from a private entrance, a contemporary kitchen fitted with a range of units and appliances, alongside a spacious living room featuring a large bow window that allows for plenty of natural light. There are two well-proportioned bedrooms, with bedroom one benefitting from fitted wardrobes, and a modern bathroom/WC comprising a white suite with an L-shaped bath and two-way shower over. Further benefits include UPVC double glazing, a private lawned rear garden offering outdoor space, and a garage located within a block to the rear. Ideally positioned with regular bus links close by, this property offers convenient access to Nottingham city centre and surrounding areas, making it an excellent choice for professionals, couples or small families alike.

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

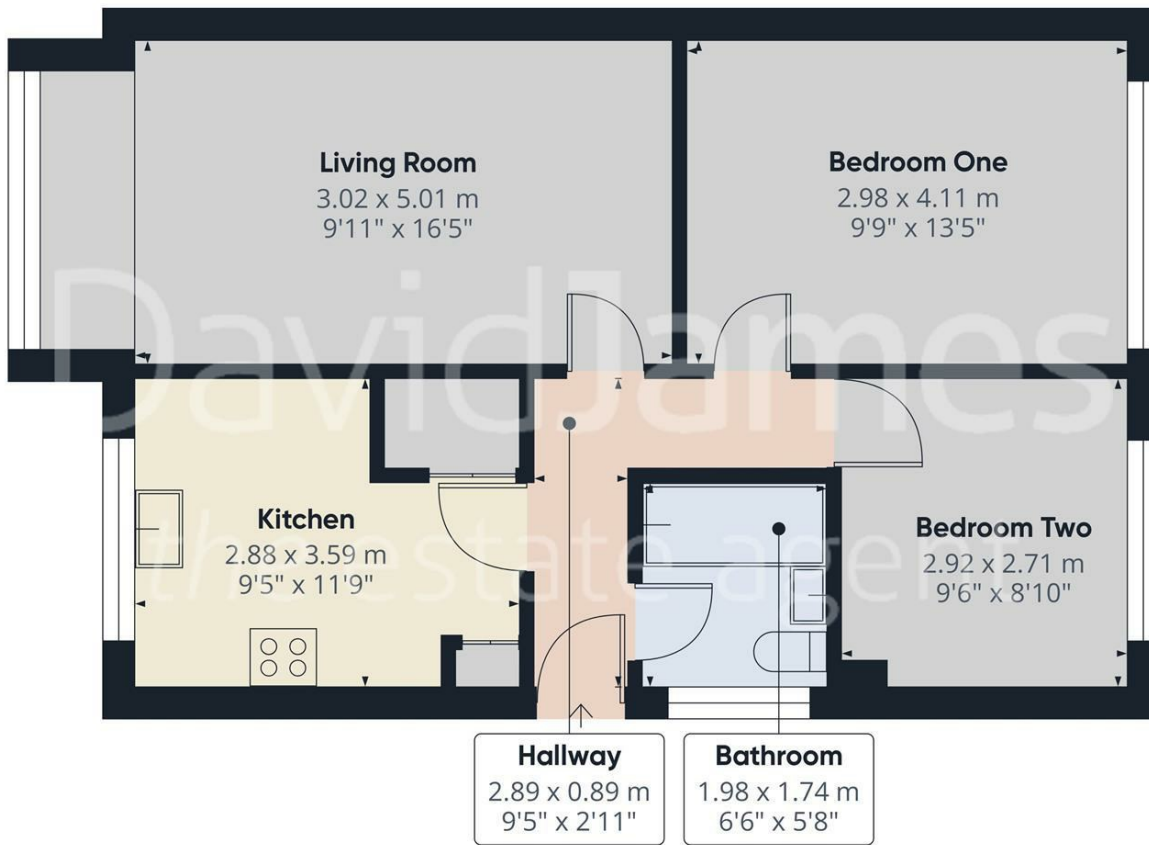
EPC Rating: D

Council Band: A

- Well-presented first floor maisonette
- Two well-proportioned bedrooms
- Fitted wardrobes to bedroom one
- Private entrance
- Contemporary kitchen with appliances
- Spacious living room with large bow window
- Modern bathroom/WC with L-shaped bath and shower over
- UPVC double glazing
- Private lawned rear garden, garage in block
- Short stroll from Mapperley Top





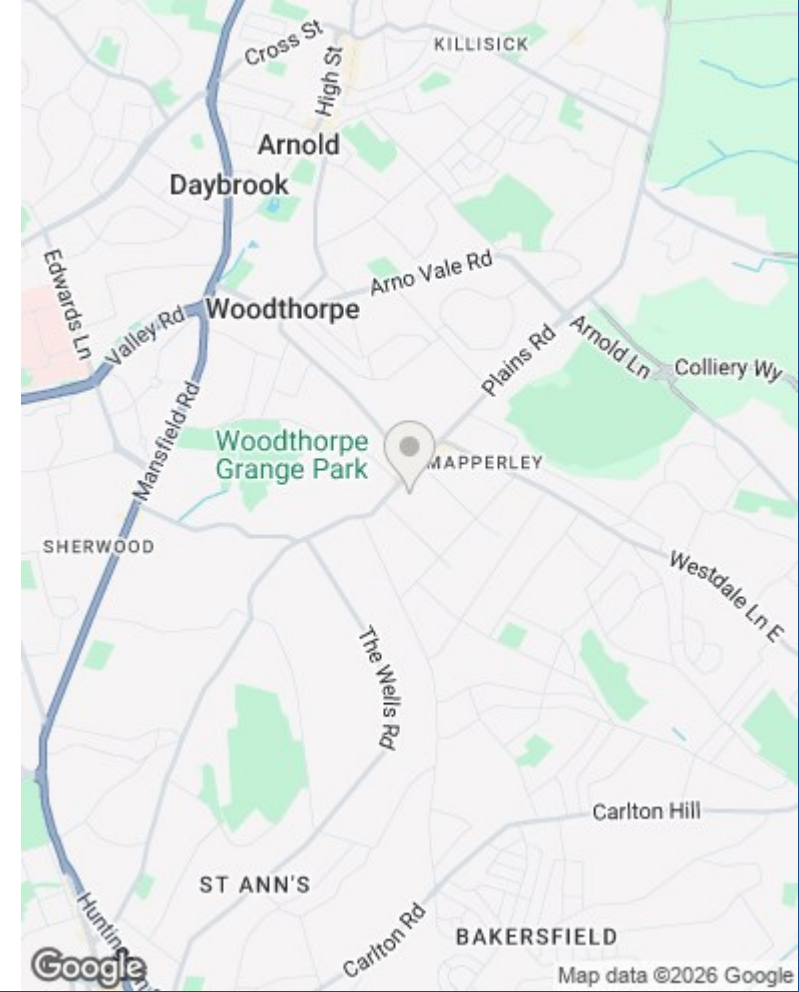


Approximate total area<sup>(1)</sup>  
55.7 m<sup>2</sup>  
600 ft<sup>2</sup>

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

