



DavidJames
the estate agent

Gamston Lodge, Carlton, Nottingham, NG4 1DS

£800 Per Calendar Month

About This Property

An immaculately presented first-floor maisonette offering spacious and well-appointed accommodation, ideally situated within easy reach of excellent local amenities, regular bus routes and convenient train services. The property is accessed via a welcoming entrance hallway leading to a bright and spacious lounge, enhanced by an attractive bay window to the rear elevation that fills the room with natural light. The fitted kitchen features a range of stylish shaker-style wall and base units, integrated cooking appliances, space for additional freestanding appliances and a useful storage cupboard. There are two well-proportioned bedrooms, together with a contemporary shower room comprising a modern shower enclosure with electric shower, heated towel radiator and attractive wood-effect flooring.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

EPC Rating: C

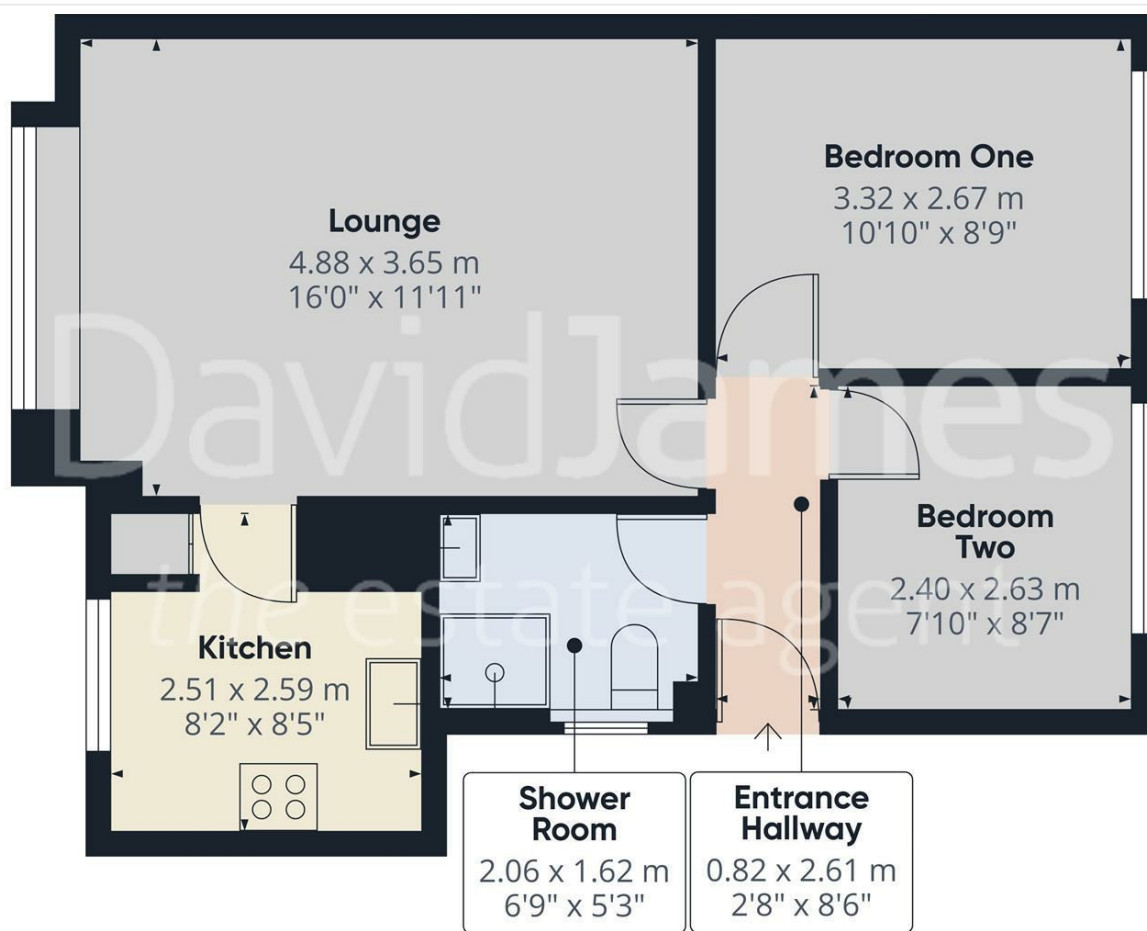
Council Band: A



- Well-presented first floor maisonette
- Two well-proportioned bedrooms
- Neutrally decorated in ready to move-in condition
- Bright and spacious lounge with feature bay window to the rear elevation
- Stylish shaker style kitchen with integrated cooking appliances
- Modern shower room with white suite and electric shower
- Gas central heating with combination boiler
- Double glazing
- Excellent local amenities, bus and train services within easy reach





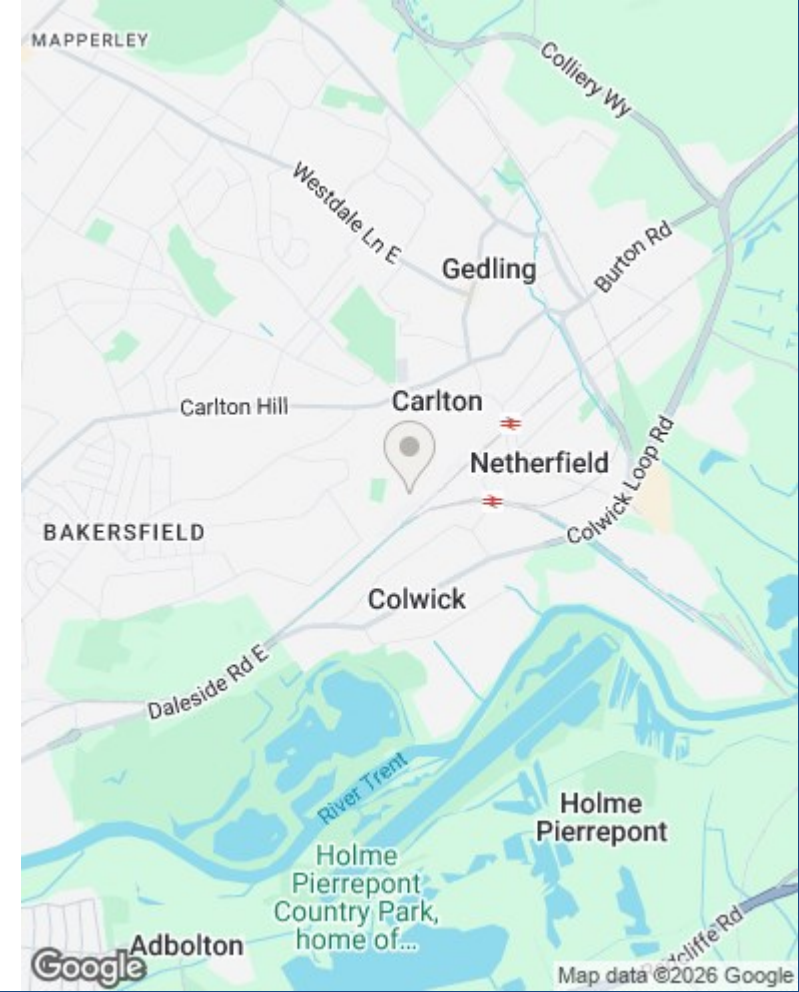


Approximate total area**
45.5 m²
490 ft²

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: A
Gedling Borough Council**

DavidJames
the estate agent

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

