



**DavidJames**  
the estate agent

**Bruce Close, The Meadows, Nottingham, NG2 2HR**

**£725 Per Calendar Month**



# About This Property

Welcome to this conveniently located first-floor maisonette! With a private entrance, the property features a well-appointed living/dining room, seamlessly connected to a kitchen complete with modern units and essential appliances. The double bedroom is complemented by a bathroom/Wc featuring a white suite and mixer shower. Positioned strategically, the home is in close proximity to Nottingham City Centre, tram and bus stops, as well as the train station, providing easy access to urban amenities.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Part-furnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- First floor maisonette
- One double bedroom
- Private entrance
- Living/dining room
- Kitchen with modern units & appliances
- Bathroom/Wc with white suite & mixer shower
- UPVC double glazing
- Gas central heating
- Close proximity to Nottingham City Centre, tram and bus stops, and the train station

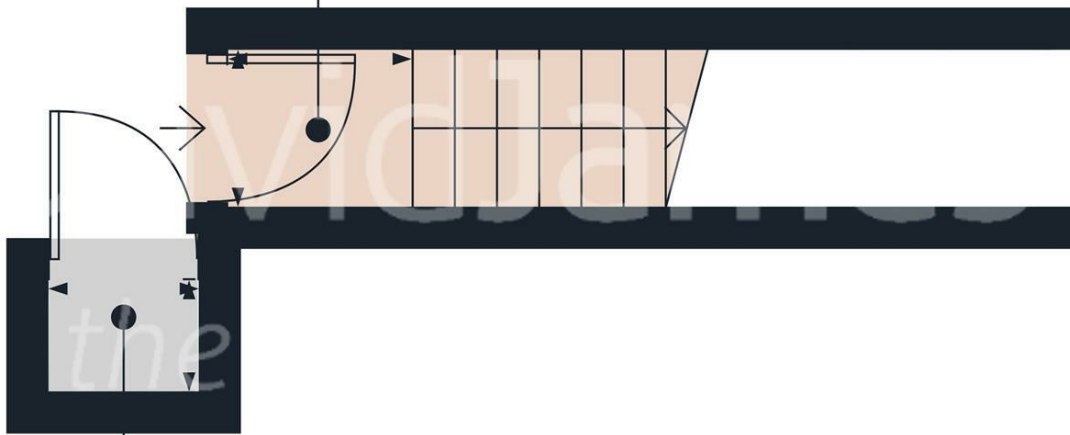






## Entrance Hall

0.90 x 0.95 m  
2'11" x 3'1"



## External Store

0.67 x 0.81 m  
2'2" x 2'7"

Floor 0

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### Approximate total area<sup>(1)</sup>

4.1 m<sup>2</sup>  
44 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Council Tax Band: A**  
**Nottingham City Council**

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**The Property  
Ombudsman**