3

1

2

C

DavidJames
the estate agent

Hanley Street, Nottingham, NG1 5GD

£1,900 Per Calendar Month

About This Property

Located in the heart of Nottingham's vibrant City Centre, this impressive furnished penthouse apartment offers a rare combination of space and exceptional outdoor living, complete with an extensive private roof terrace and dual-aspect city views. The property opens with an entrance hall providing useful storage and an inner hallway with an intercom system. The spacious open-plan lounge, dining area and kitchen create a bright and versatile living space, complemented by integrated appliances. There are three well-proportioned double bedrooms, with bedroom one and two featuring Juliet balconies, while bedroom three benefits from built-in wardrobes. The apartment also offers two bathrooms, including an en-suite shower room to bedroom one. Additional features include electric heating, lift access, secure fob entry and access to a squash court, swimming pool, sauna, steam room and gym. Positioned within walking distance of shops, bars, restaurants, transport links and entertainment, this penthouse presents an exciting opportunity for those seeking city living with outstanding private outdoor space.

TENANCY DETAILS
Available From: NOW
Tenancy Term: Minimum 6 months
Furnishing: Fully Furnished
EPC Rating: C
Council Band: D
Pets: Not permitted

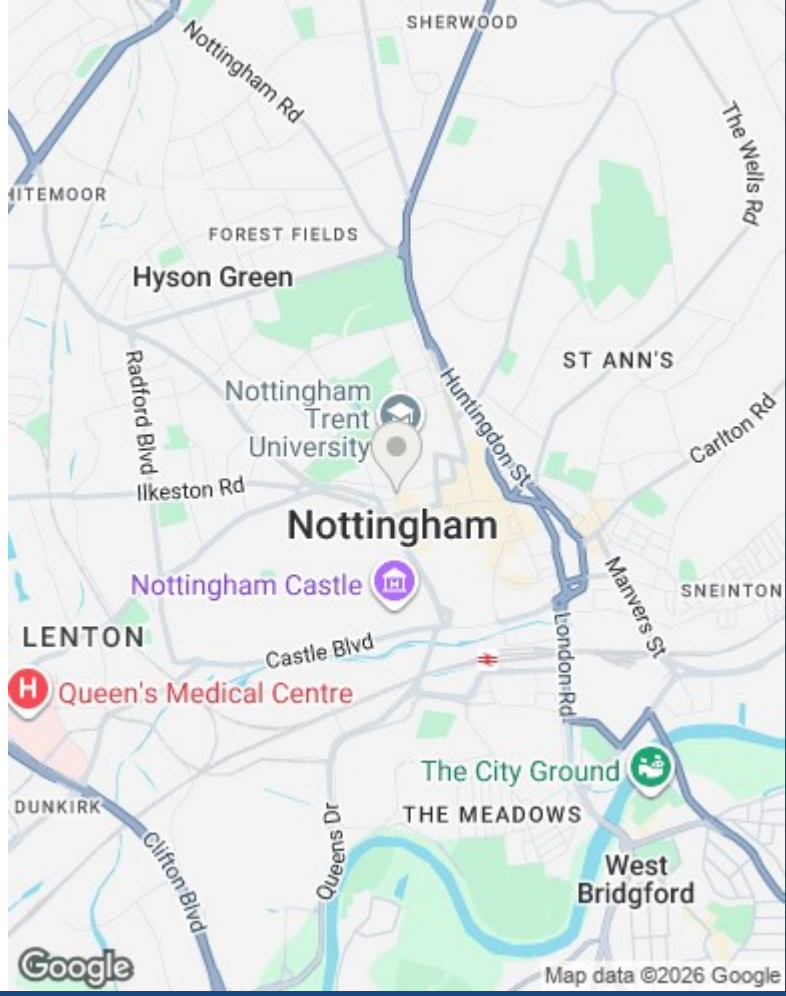
- Large penthouse apartment in Nottingham City Centre
- FULLY FURNISHED
- Three double bedrooms
- Entrance hall with useful storage and inner hallway with intercom system
- Two bathrooms including an en-suite to bedroom one
- Spacious open-plan lounge/diner/kitchen with integrated appliances
- Extensive private roof terrace
- Electric heating
- Secure underground parking with fob-access gate, plus fob entry and lift access
- Access to a squash court, swimming pool, sauna, steam room and gym

Approximate total area(1)
111.3 m²
1198 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: D
Nottingham City 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

naea | propertymark PROTECTED

The Property Ombudsman