



DavidJames
the estate agent

Elm Avenue, Nottingham, NG3 4GF

£750 Per Calendar Month

About This Property

Discover this well-appointed ground floor flat within walking distance of Nottingham City Centre! The property features an open-plan living space, adorned with wooden flooring and an eye-catching exposed brick feature wall whilst French doors lead to a garden with decking area, providing the perfect retreat for relaxation. The kitchen boasts white units and an integrated oven, hob, and extractor. There is a spacious double bedroom complimented by a fully tiled shower room/WC which is equipped with a mains shower. Additional storage is available in the generously sized cellar, while the property benefits from gas central heating, UPVC double glazing and window shutters for added security.

TENANCY DETAILS

Available From: 10th September 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: A

Pets: Not permitted



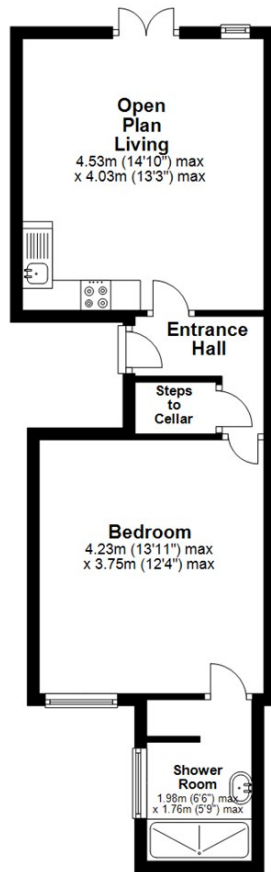
- Well-appointed ground floor flat
- One spacious double bedroom
- Open plan living with wooden flooring and exposed brick feature wall
- French doors leading to garden/decking area
- Kitchen with integrated oven, hob & extractor
- Fully tiled shower room/WC with mains shower
- Large cellar for additional storage
- Gas central heating
- UPVC double glazing, window shutters
- Within walking distance to Nottingham City Centre!!





Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 43.7 sq. metres (469.9 sq. feet)



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Council Tax Band: A
Nottingham City Council

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Ombudsman