



**DavidJames**  
the estate agent

**Second Avenue, Sherwood Rise, Nottingham, NG7 6JJ**

**£850 Per Calendar Month**



# About This Property

A modern and well presented ground floor apartment situated on the corner of Sherwood Rise near to frequent transport links. The property has an open plan living space with kitchen, the living area having French doors and the kitchen having integrated appliances. There are two double bedrooms, a bathroom with a newly fitted white suite and a further utility room. Outside there is a garden space and an allocated parking space set within a secure car park with electric gates.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: B

Council Band: B

Pets: Not permitted

- Modern ground floor apartment
- Situated on corner of Sherwood Rise
- Two double bedrooms
- Large and spacious open plan area
- Kitchen with integrated appliances
- Newly fitted bathroom/WC with white suite
- Further utility area
- UPVC double glazing, gas central heating
- Communal gardens
- Allocated parking space in secure car park







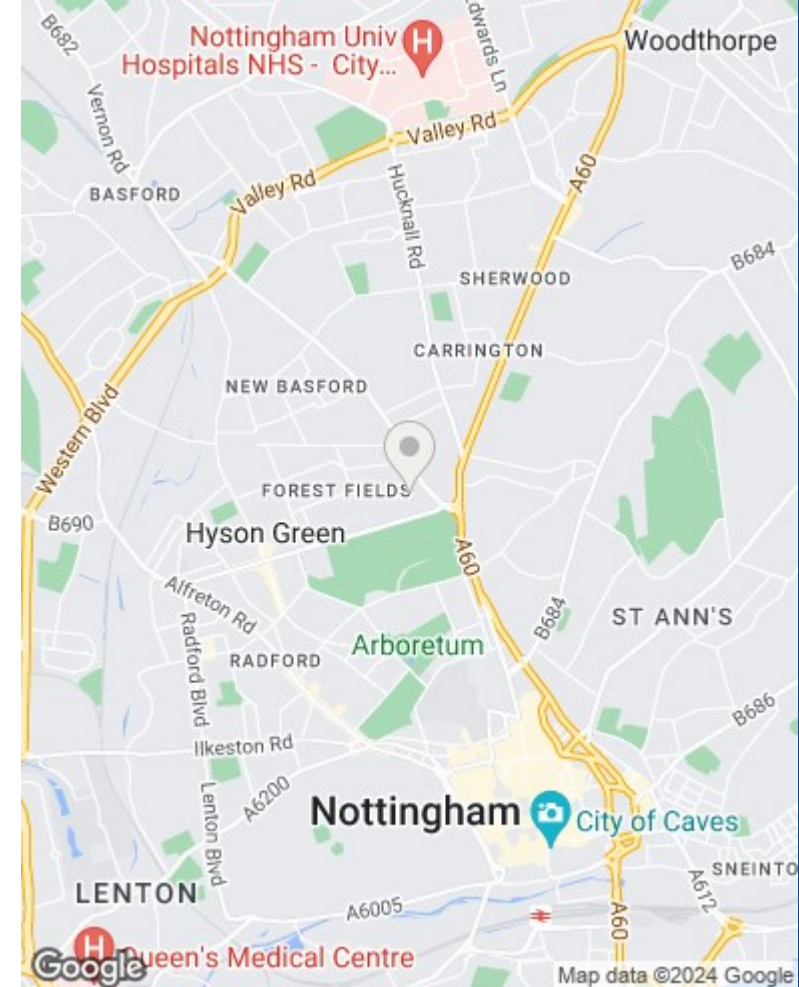


### Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 sq. feet)



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**Council Tax Band: B**  
**Nottingham City Council**

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**PROTECTED**

**The Property  
Ombudsman**