

**169 Windmill Lane, Nottingham, NG3 2BH**

**£1,195 Per Month**

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**\*\*REFURBISHED TWO-BEDROOM HOME CLOSE TO NOTTINGHAM CITY CENTRE\*\***

Robert Ellis are delighted to present this well-presented, refurbished two-bedroom property, ideally located within easy reach of Nottingham City Centre, excellent transport links and a wide range of local amenities.

Offered unfurnished, this spacious home benefits from a practical and versatile layout. The ground floor comprises an entrance hall, two generous reception rooms, a modern kitchen and a family bathroom. To the first floor are two well-proportioned double bedrooms and a separate shower room.

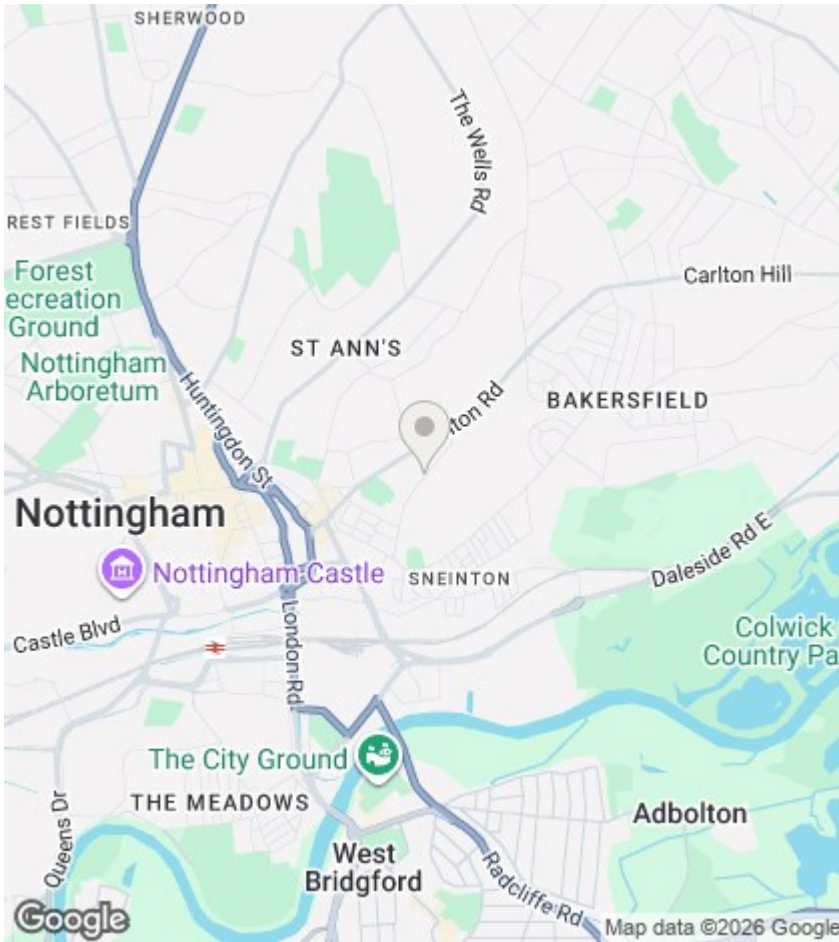
Externally, the property benefits from on-street parking and a low-maintenance courtyard to the rear, providing useful outdoor space.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		