



2 Douglas Court, Toton, Nottingham, NG9 6ER

£695 PCM

- First Floor Flat
- Two Bedrooms
- Modern Kitchen
- Permit Parking Available
- Large Lounge
- Unfurnished
- Popular Location

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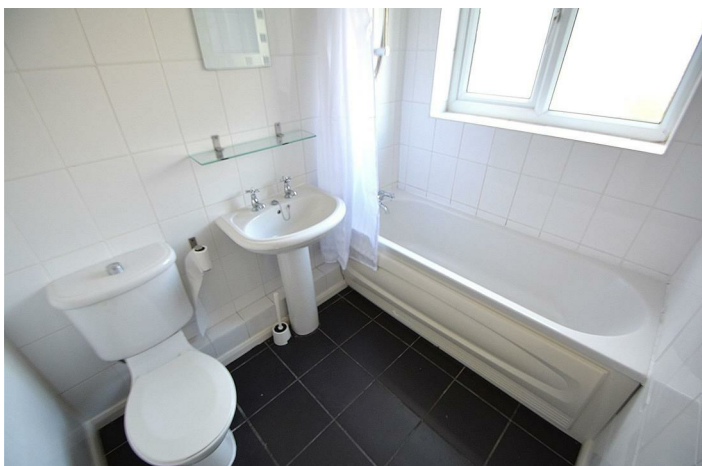
Robert Ellis are pleased to offer for rent this exceptionally well presented 2 BEDROOM, first floor flat in the hugely popular "Douglas Court" development. Ideally located for local amenities including the Tesco superstore, newly opened tram terminal, Long Eaton town centre and the A52 into both Nottingham and Derby. Available Late November 2026, Offered Unfurnished, Accompanied Viewings, Long Eaton Office. Briefly the accommodation comprises

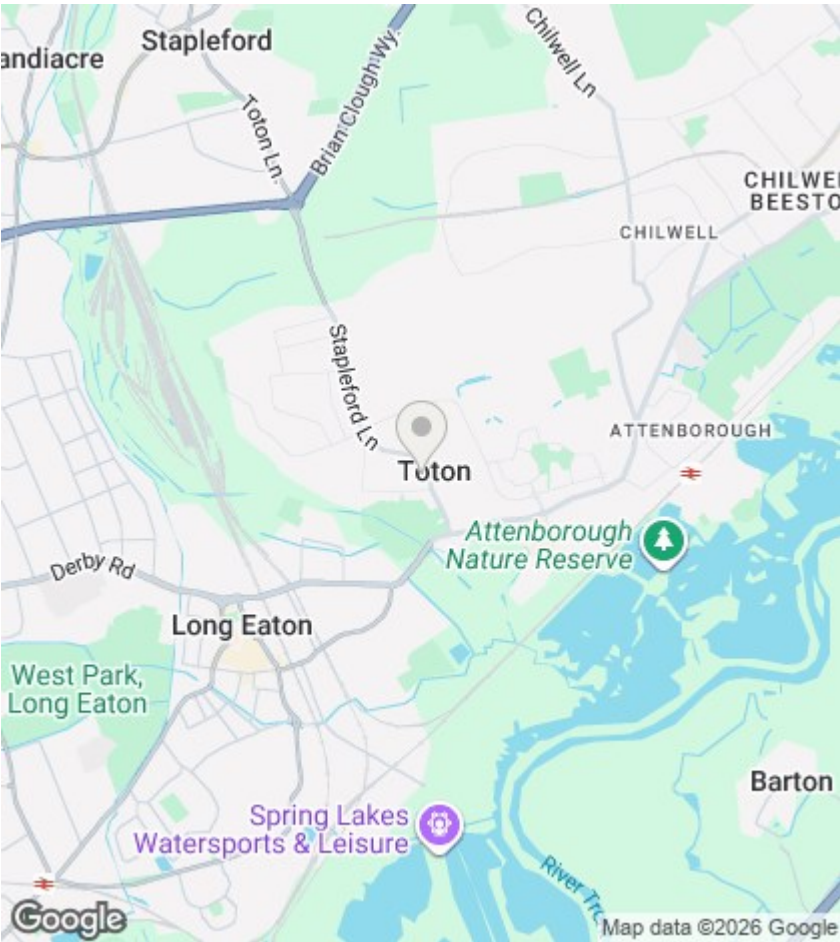
Entrance Lobby, with secure entrance door, cupboard with built in storage and door to

Living Room (13'7" x 12'6") having uPVC dg picture window to the side, electric fire in a feature surround, and storage heater.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC