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C

**DavidJames**  
the estate agent

**Princess Close, Gedling, Nottingham, NG4 4EU**

**£750 Per Calendar Month**

# About This Property

A well-presented first floor, furnished flat. The property comprises an entrance hall with a useful storage cupboard, a bright and spacious lounge/dining room as well as a modern kitchen with an integrated oven, hob with extractor and a washing machine with the further addition of a freestanding dishwasher and fridge/freezer whilst the double bedroom is complemented by in-built wardrobes and a fantastic modern shower room with a 3-piece white suite. Beautifully presented throughout and an excellent location, close to frequent bus services, the stunning Gedling Country Park and both Gedling and Mapperley's amenities.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Furnished

EPC Rating: C

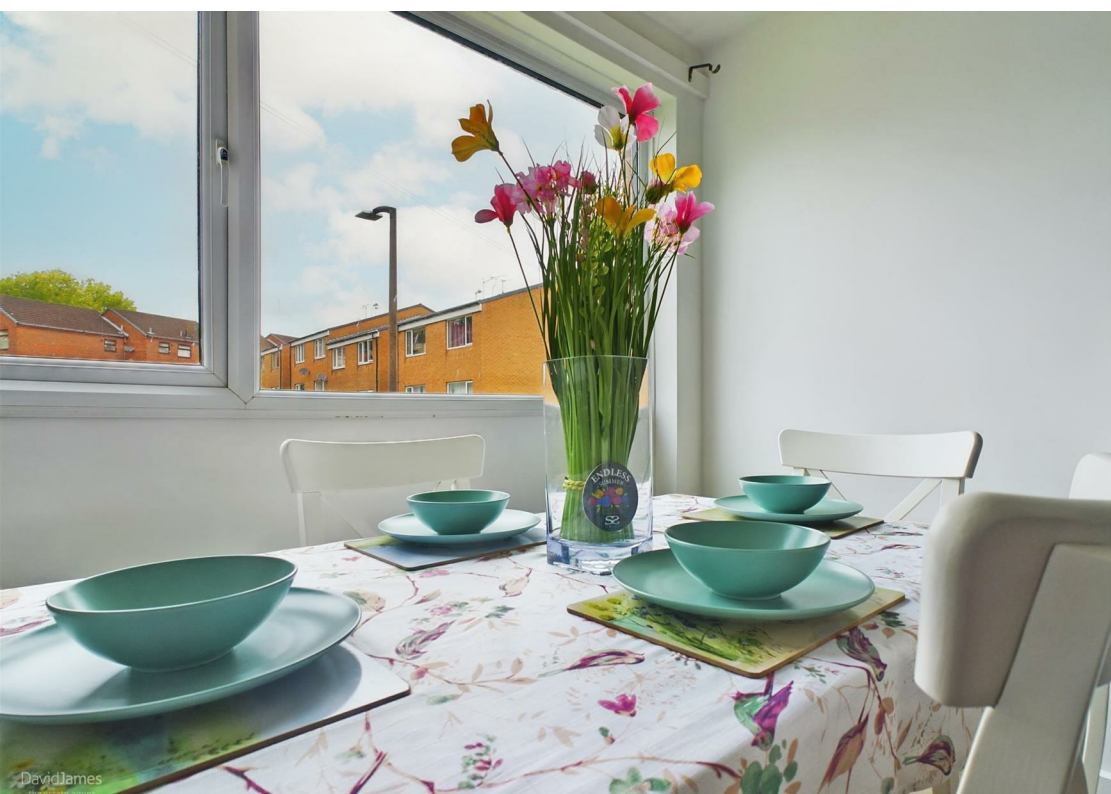
Council Band: A

Pets: Not permitted



- Well presented first floor flat
- Double bedroom with in-built wardrobes
- Furnished
- Entrance hall with useful in-built storage cupboard
- Bright and spacious lounge/dining room
- Modern kitchen with integrated oven, hob with extractor and washing machine with freestanding dishwasher and fridge/freezer
- Superb modern shower room with electric shower
- UPVC double glazing, gas central heating
- Allocated parking
- Close to frequent bus services, the stunning Gedling Country Park and both Gedling and Mapperley's amenities.







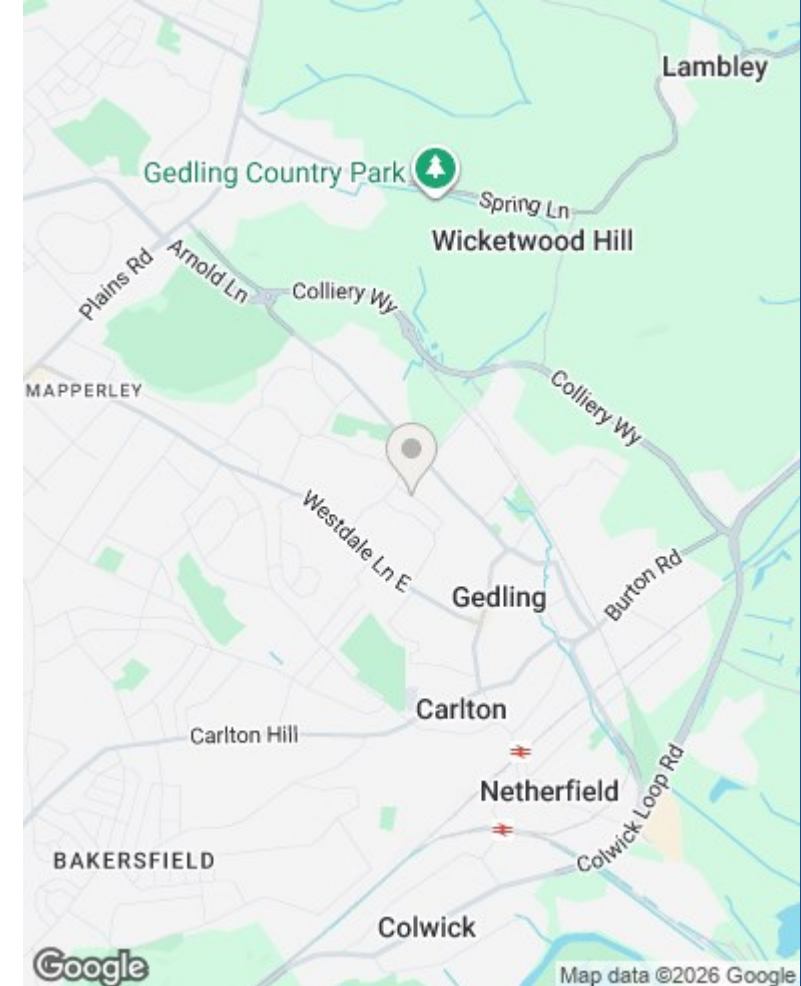
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Approximate total area<sup>(1)</sup>  
47.25 m<sup>2</sup>  
508.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Council Tax Band: A**  
**Gedling Borough Council**

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