



1



1



1



c

DavidJames
the estate agent

Shelford Road, Gedling, Nottingham, NG4 4NP

£750 Per Calendar Month

About This Property

A well-presented first floor apartment situated within a modern, recently built development in the popular area of Gedling. Accessed via a secure communal entrance with intercom system, the apartment is located on the first floor with lift access available. The accommodation comprises a spacious entrance hall with useful storage cupboard, leading to bright open plan living space incorporating a comfortable living area and modern kitchen fitted with white gloss units and appliances. There is one double bedroom with a further storage cupboard, together with a modern shower room/WC. There is a secure communal bicycle storage area and on-street parking also available close by. The property is conveniently located for a range of local amenities and regular transport links, as well as being close to the popular Gedling Country Park, making this an ideal choice for those seeking a modern and convenient home in a popular Nottingham location.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

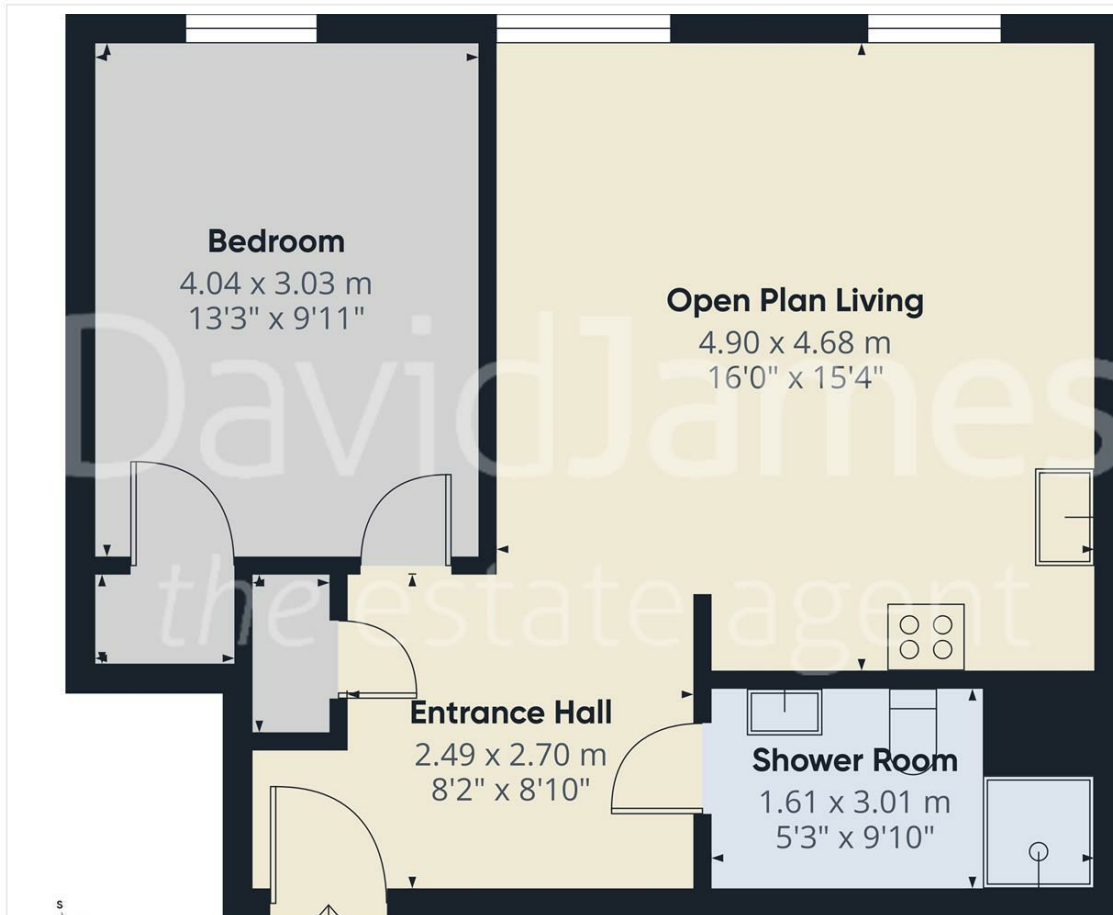
EPC Rating: C

Council Band: A

- Well-presented first floor apartment in modern development
- One double bedroom with storage cupboard
- Bright open plan living accommodation
- Modern kitchen with white gloss units and appliances
- Modern shower room/WC
- Secure intercom system
- Lift access and secure bicycle storage
- Electric heating
- UPVC double glazing
- Close to amenities, transport links and Gedling Country Park







DavidJames
the estate agent

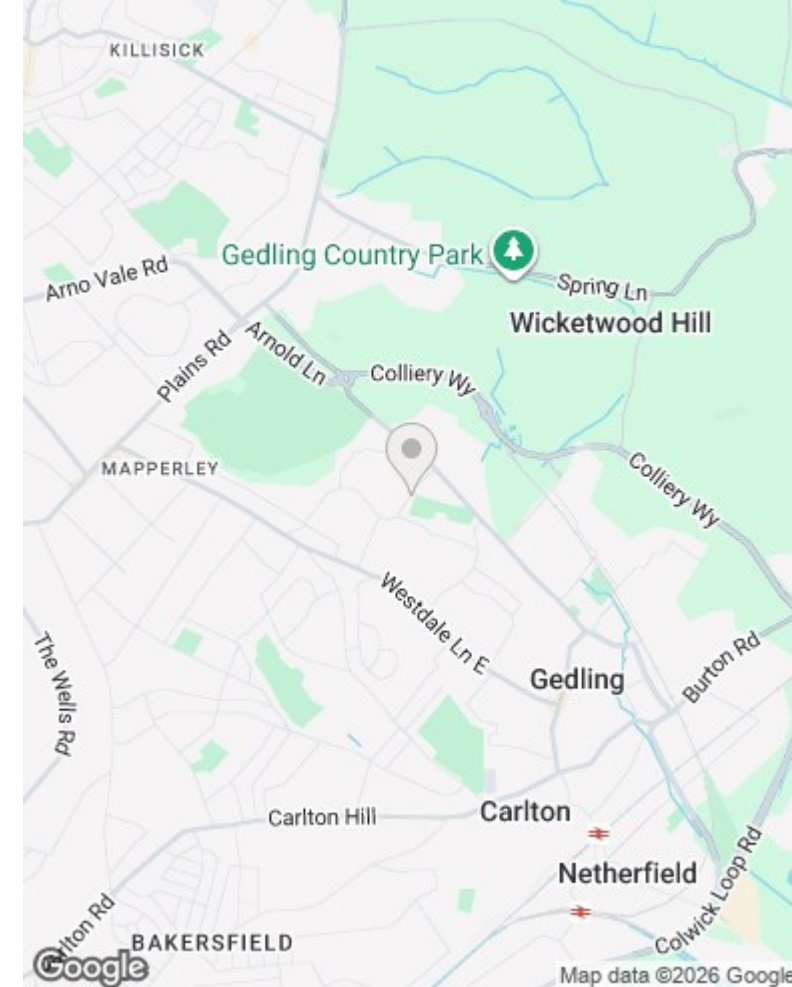
Approximate total area⁽¹⁾

47.7 m²
514 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band: A
Gedling Borough Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

