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**DavidJames**  
the estate agent

**Shaw Gardens, Gedling, Nottingham, NG4 2NY**

**£850 Per Calendar Month**

# About This Property

Situated in the popular area of Gedling, this modern first floor apartment offers well-presented accommodation with a fantastic range of local amenities close by. The property is accessed via a welcoming entrance hall with a useful cloaks cupboard, leading through to a bright and spacious open plan living area incorporating a comfortable lounge and dining space alongside a contemporary fitted kitchen featuring white units and integrated cooking appliances. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, whilst the second bedroom includes fitted wardrobes providing excellent storage. A separate bathroom is fitted with a white three-piece suite and a shower over the bath. Further benefits include UPVC double glazing, combination gas central heating, and an allocated parking space within the communal car park. Conveniently positioned within easy reach of local shops, supermarkets, eateries and excellent transport links, this apartment combines comfort with a highly accessible location.

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

EPC Rating: B

Council Band: B



- Modern first floor apartment
- Two bedrooms, one with fitted wardrobes
- Two bathrooms including an en-suite shower room to bedroom one
- Open plan living with lounge/dining area and modern kitchen with integrated cooking appliance
- Bathroom/Wc with white suite and shower attachment
- Combination gas central heating
- UPVC double glazing
- Entrance hall with cloaks cupboard
- Allocated parking space to the rear of the development
- Fantastic amenities close by





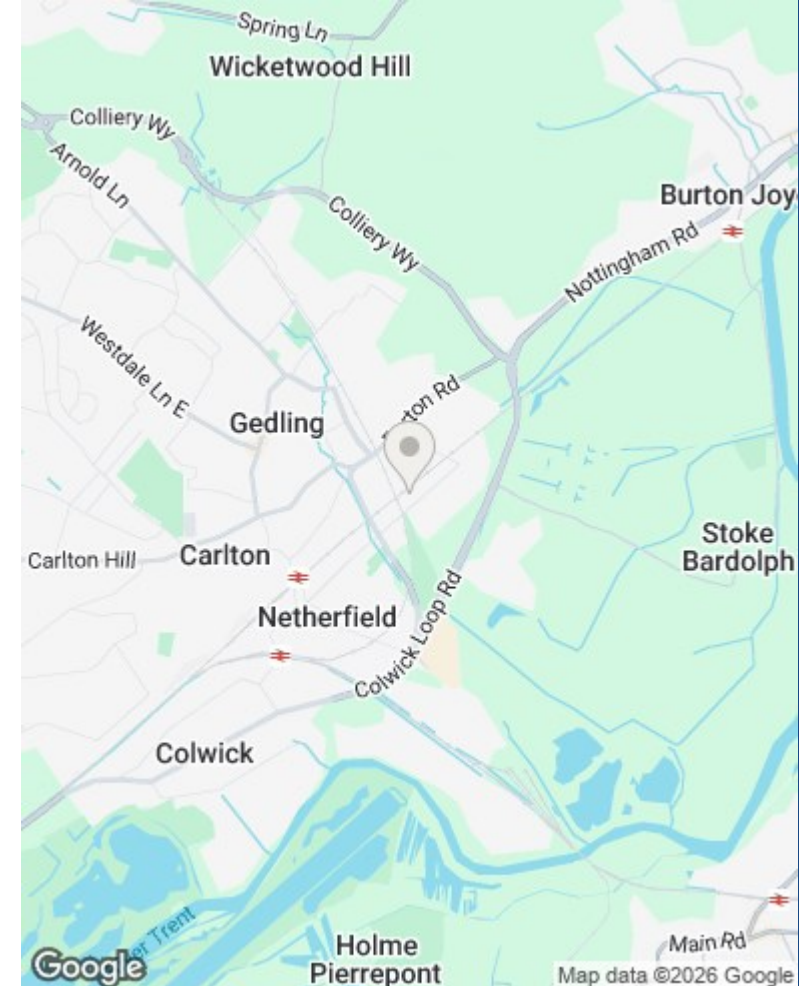


Approximate total area<sup>(1)</sup>  
51.3 m<sup>2</sup>  
552 ft<sup>2</sup>

(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.

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**Council Tax Band: B**  
**Gedling Borough Council**

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