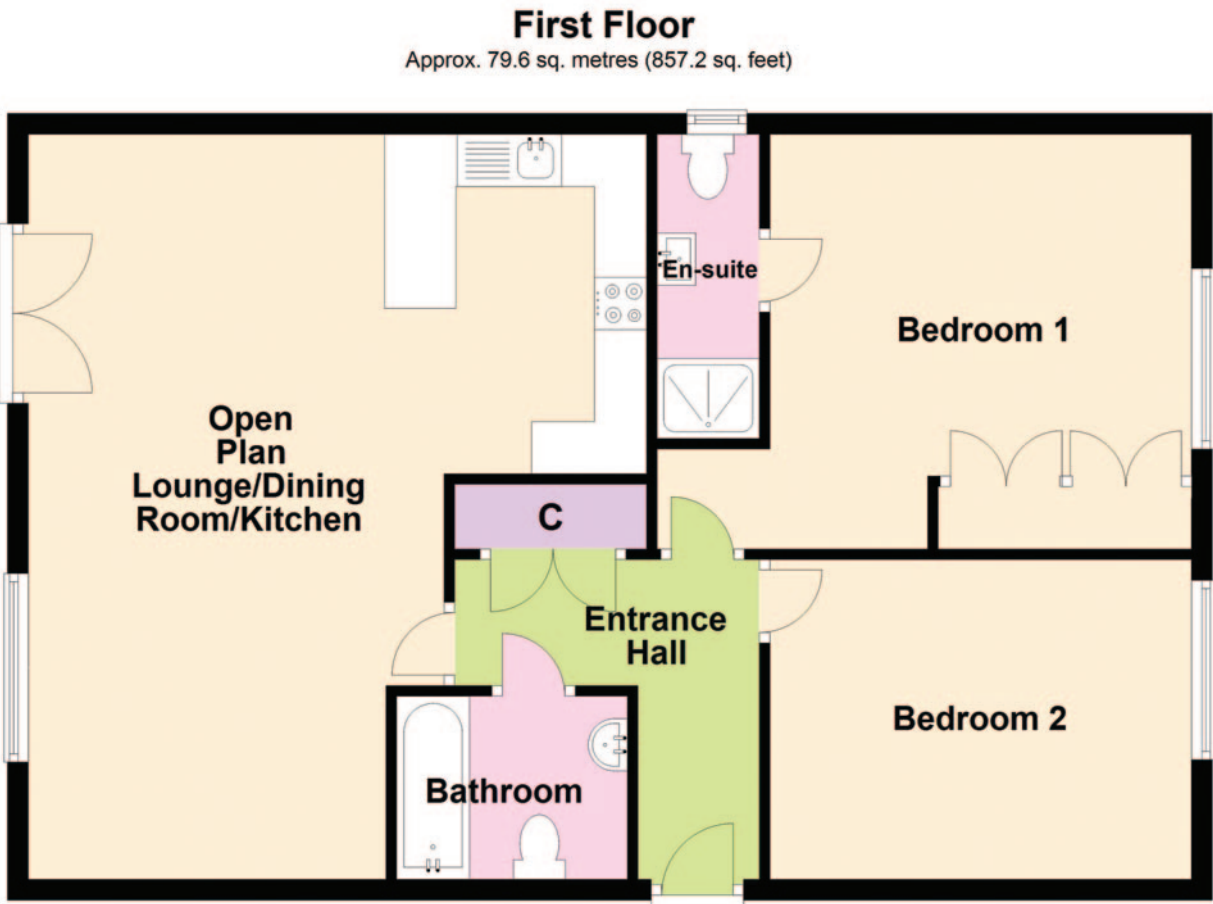


# Gedling

Danehurst Drive  
Nottingham NG4 3GA



## Property floor plan & measurements



### FIRST FLOOR

**Open Plan Lounge/Dining Room/Kitchen**  
7.24m max x 5.92m max  
(23'9" max x 19'5" max)

### Bedroom One

5.13m max x 3.96m max  
(16'10" max x 13'0" max)

### Bathroom

2.21m x 1.75m  
(7'3" x 5'9")

### Bedroom Two

4.04m x 3.07m  
(13'3" x 10'1")

79.6 sq metres  
(857.2 sq feet)

Total  
Area  
(Approx)

Gedling  
Borough Council

Band  
C

### Disclaimer

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. Some images in these marketing materials include virtual staging of furniture and other personal items. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

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).

(M)

### Guide Price

£155,000-  
£165,000

### First Floor Apartment

2 bedrooms

### EPC Rating

B (83)

### Tenure

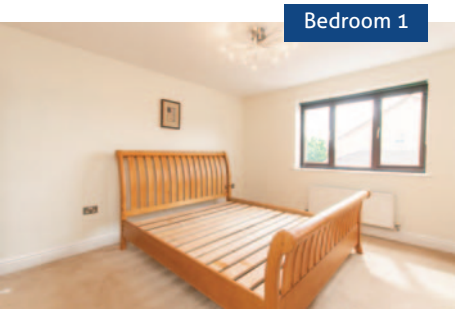
Leasehold



### Mapperley Branch

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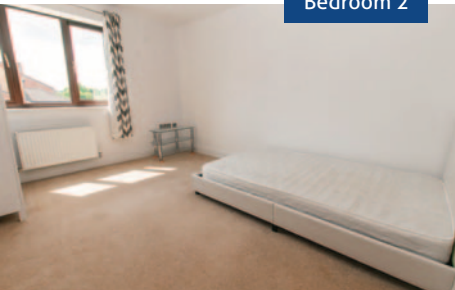
Bedroom 1



Bedroom 1



En-suite Shower Room



Bedroom 2



Open Plan Living



Bathroom



Communal Gardens



Rear View from Balcony



Allocated Parking

### Location Map

Please note that the pin on the map may not show the exact location of the property

### Key Features

- ✓ Spacious first floor apartment set within a quiet cul-de-sac
- ✓ Two double bedrooms (master with inbuilt wardrobes)
- ✓ Superb open plan living/dining area/kitchen with Juliet balcony
- ✓ Modern kitchen with integrated appliances
- ✓ Bathroom & en-suite shower room both with modern white suites
- ✓ Recently re-decorated throughout
- ✓ Entrance hall with useful storage cupboard
- ✓ UPVC double glazing and gas central heating
- ✓ Allocated parking and communal gardens
- ✓ Sold with no upward chain

### Summary

A delightful and exceptionally spacious first floor apartment situated at the end of a quiet cul-de-sac.

The recently redecorated accommodation boasts a large open plan lounge/dining room/kitchen with feature Juliet balcony and integrated appliances.

There's two good sized double bedrooms which includes a master bedroom with inbuilt wardrobes and the benefit of modern en suite shower room as well as the main bathroom/WC.

Outside the property has a private car parking space and communal gardens. Offered to the market with no upward chain and therefore ideal for an investor or first time buyer looking to step on the property ladder. Viewing highly recommended!

### Stamp Duty Rates

First time purchase	£0.00-£0.00
Buying your next home	£0.00-£0.00
Additional or buy to let property	£4,650.00-£4,950.00

For more information visit [www.david-james.com/stampduty](http://www.david-james.com/stampduty)