



£100,000 - £110,000

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Shaw Gardens  
Gedling  
Nottingham  
NG4 2NY

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EPC Rating 'C'

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Well presented second floor apartment complete with allocated and visitor parking. In brief the modern accommodation comprises an entrance hallway with secure door entry system, living room which is open plan to the kitchen, bathroom and two bedrooms with an en-suite to the master bedroom. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.







DOOR TO:-

#### ENTRANCE HALL

Doors to two bedrooms, living kitchen, family bathroom, Loft hatch to ceiling, radiator and cupboard housing a combination boiler.

#### LIVING KITCHEN

14' 7" to widest point x 15' 10" to widest point (4.47m x 4.83m)

Dual aspect uPVC double glazed windows to the rear, two radiators, opening to-



#### KITCHEN AREA

Fitted range of wall and base units, stainless steel sink with mixer tap, gas hob, electric oven, extractor fan, laminate work surfaces and tiled splash backs.

#### FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, bath with mains shower attachment, vinyl flooring and a radiator.

#### MASTER BEDROOM

9' 10" x 9' 8" (3.02m x 2.96m)

uPVC double glazed window to the front, radiator and fitted wardrobes.



#### EN SUITE

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, shower enclosure with mains fed shower, partially tiled walls, vinyl flooring, radiator and a window to the side.

#### BEDROOM TWO

10' 1" x 7' 11" (3.08m x 2.42m)

uPVC double glazed window to the rear and a radiator.

#### OUTSIDE

There is an allocated parking space as well as visitor parking.

#### LEASE DETAILS

Ground Rent £250.00 annually

Service Charge £1532.82

Lease 125 years from 1st Sep 2005

Please note any client wishing to purchase the property must ensure these figures are correct before purchasing.

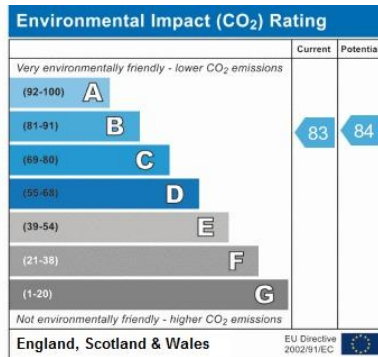
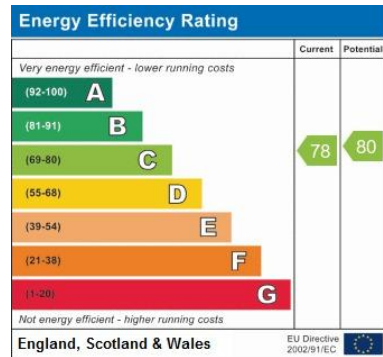
Tenure: Leasehold

Council Tax Band B

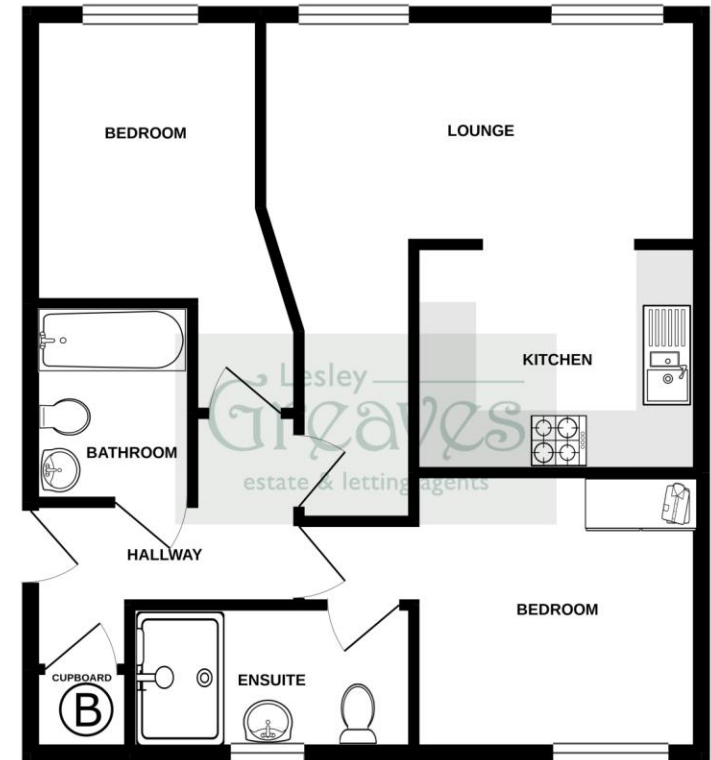
Local Authority: Gedling Borough Council

### Property Directions:

Leaving our office in Gedling turn right onto main road and at the round about take the second exit, continuing on Main Road which merges with Shearing Hill at the bend. At the traffic lights turn left onto Burton Road, take the fourth right hand turn onto Stoke Lane and take the second right hand turn onto Emerys Road. Just prior to the bridge turn right onto Shaw Gardens.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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