



48 Shaw Gardens, Gedling – NG4 2NY

Guide Price £120,000

DavidJames
the estate agent



48 Shaw Gardens

Gedling, Nottingham

GUIDE PRICE £120,000-£130,000. Stylish 2-bed flat - no chain. Modern interiors, open-plan lounge/kitchen, 2 bedrooms, sleek bathroom, Allocated parking, communal gardens. Ideal for FTB & professionals

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

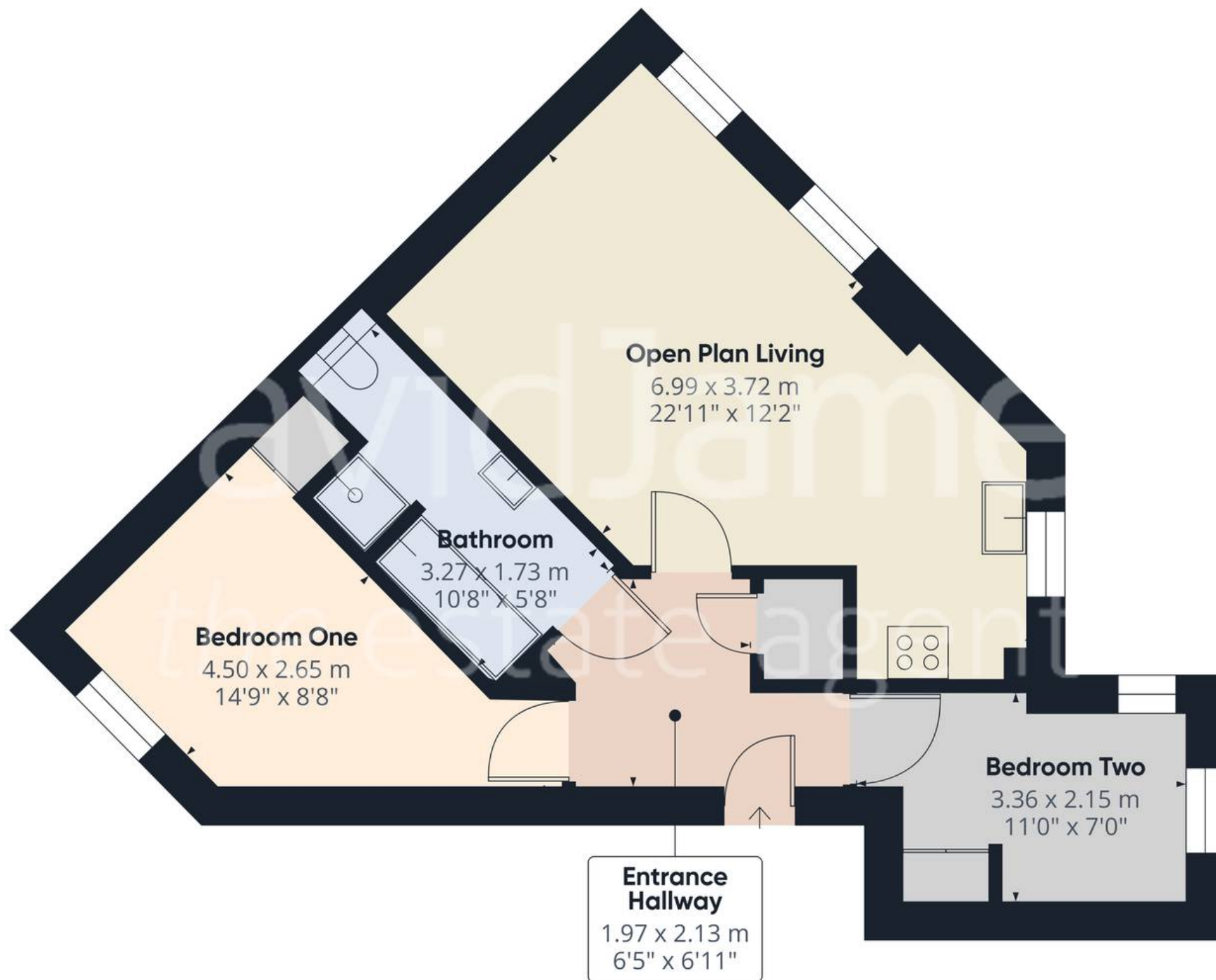
EPC Environmental Impact Rating: B

- Modern first floor two-bedroom flat
- No upward chain, ensuring a quick and simple transaction
- Perfect for first-time buyers or working professional
- Inviting entrance hall with secure entry system
- Stylish Open-Plan living area
- Stylish fitted kitchen with integrated cooking appliances and free standing appliances, offered as part of the sale
- Primary double bedroom with built-in wardrobe and plenty of space for additional furnishings
- Versatile second bedroom
- Contemporary four-piece bathroom suite with full-sized bath and separate rainfall-style shower enclosure
- Allocated parking space and communal garden area









Approximate total area⁽¹⁾

48.6 m²

524 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.

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