



**DavidJames**  
the estate agent

**Beckett Court, Gedling, Nottingham, NG4 4GS**

**£825 Per Calendar Month**



## About This Property

A well-presented first floor maisonette located in the popular area of Gedling. This property boasts a modern kitchen equipped with built-in oven, gas hob, and extractor, a spacious lounge/dining room, two bedrooms and a bathroom/WC featuring a white suite and electric shower. Outside, you'll find an allocated rear garden, with a patio and lawn, whilst to the front, there is off-street parking.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Considered with £25pcm increase



- Well-presented first floor maisonette
- Two bedrooms
- Spacious lounge/dining room with electric fire
- Modern kitchen with integrated oven, hob & extractor
- Modern bathroom/Wc with white suite and electric shower
- UPVC double glazing
- Gas central heating
- Allocated rear garden
- Parking space to the front of the property
- Ample amenities and transport links close by



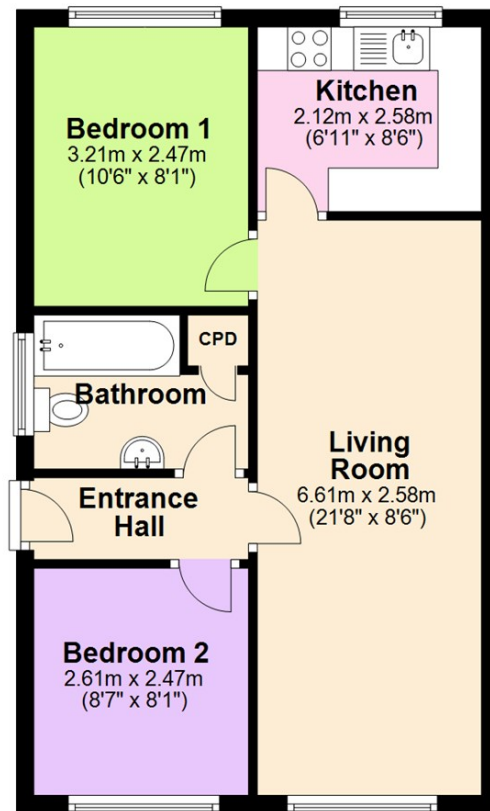




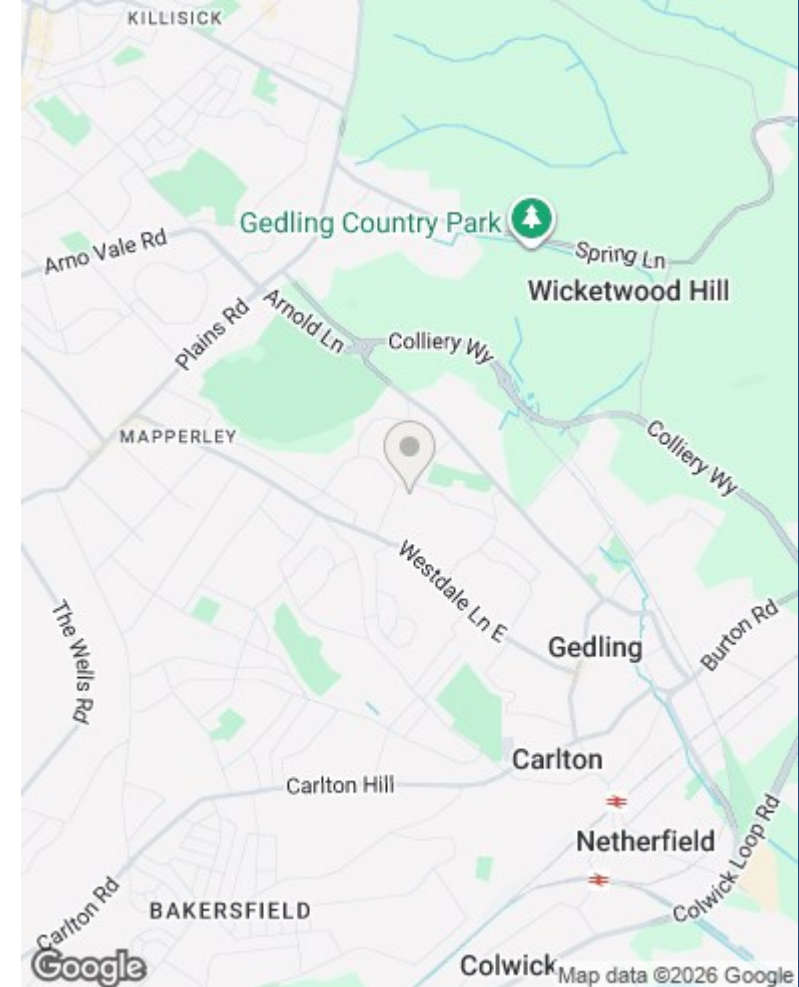


## First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 45.5 sq. metres (489.3 sq. feet)



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).

**Council Tax Band: A**  
**Gedling Borough Council**

**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**

