



1 Bed Flat/Apartment

Pheonix Court Shelford
Road
Gedling
Nottingham
NG4 4ND

£750 Per Calendar Month

Fletcher
& Company

Phoenix Court Shelford Road Nottingham NG4 4NP



- AVAILABLE IMMEDIATELY • OUTSTANDING ONE BEDROOM UNFURNISHED APARTMENT • WHITE GOODS INCLUDED • ELEVATOR SYSTEM SERVING ALL FLOORS • ON SITE PARKING AVAILABLE AT AN EXTRA CHARGE • GREAT ROAD NETWORKS AND TRANSPORT LINKS • LONG AND SHORT TERM LETS AVAILABLE

We are delighted to offer the following 1-bedroom/1-bathroom apartment in the new, Phoenix Court development. Phoenix Court is located in the highly desirable and sought-after area of Gedling, Nottingham.

Location:

Gedling has been voted the in the top 30 places to live in the UK and 4th best place for quality of life in the East Midlands. This is in part due to the recent investment into the beautiful and expansive Gedling Country Park, which is situated 0.6 miles from the border of the property. This area offers both the calmness of a more rural aesthetic, whilst also being close to the city centre and benefiting from an endless list of local amenities.

Location, amenities and transport links:

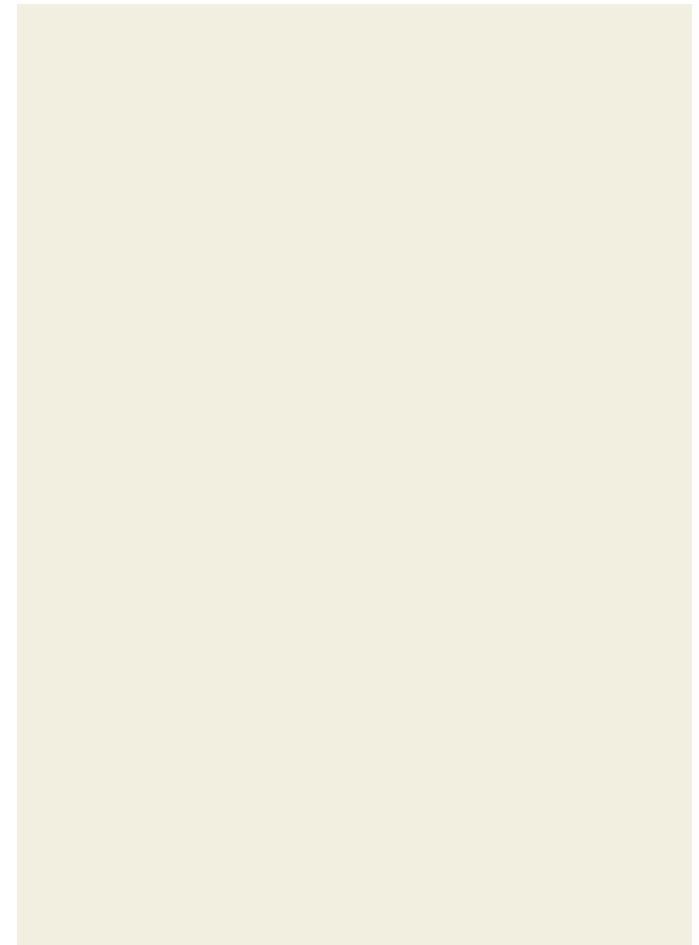
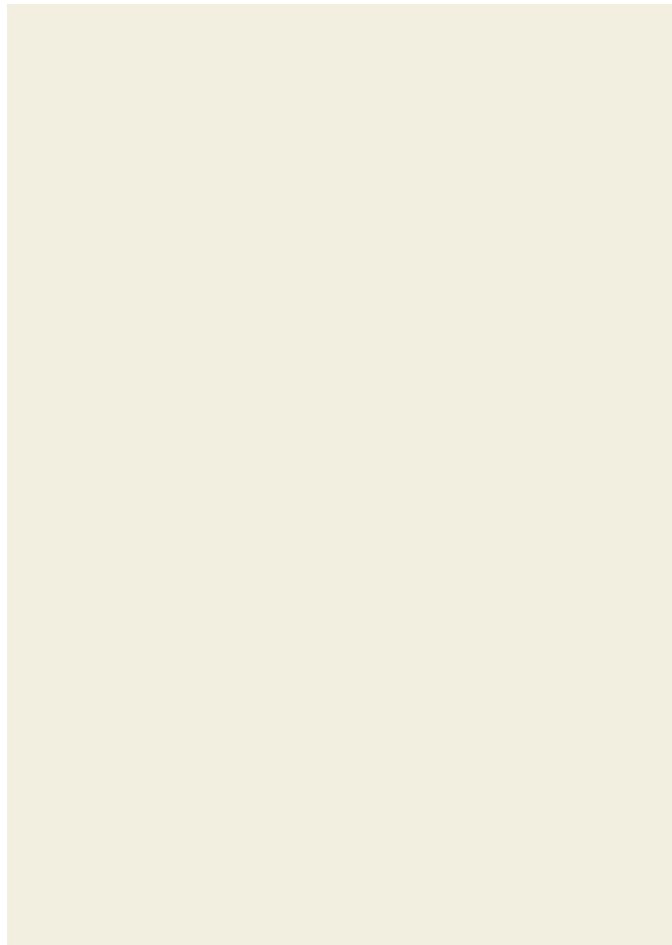
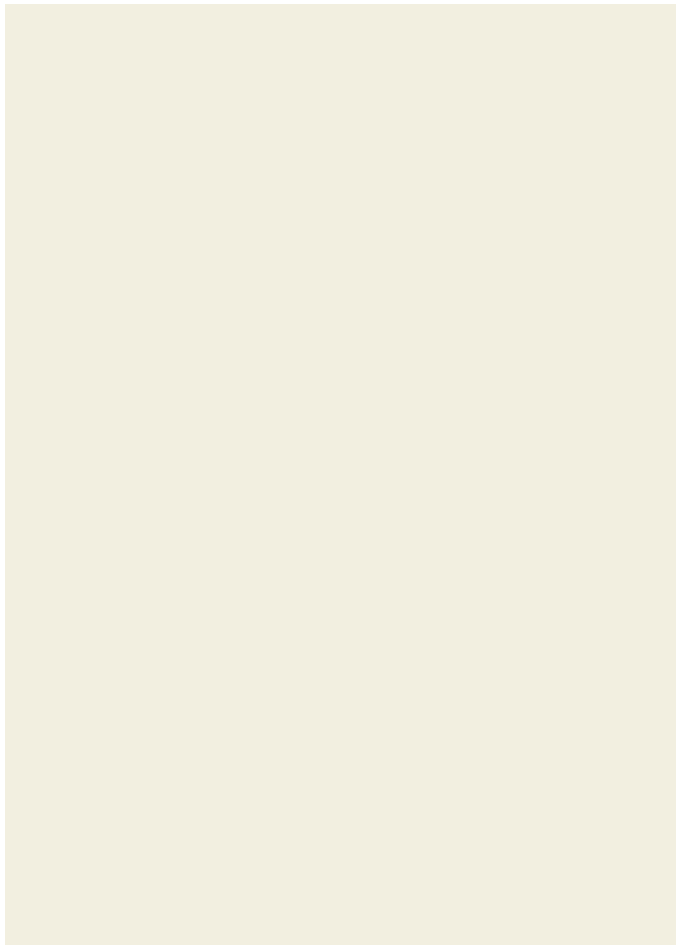
Gedling also holds fantastic connections into and out of Nottingham city centre, with an immediate bus connection to the property, that offers a 22-minute commute into town, with busses running every 10-minutes throughout the day. There are also numerous schools and pre-schools within the local area. Further to this, please see the distance to some other key nearby locations and points of interest:

- Gedling Country Park = 0.6miles from property.
- Nottingham City Centre = 3.6 miles from property.
- Nottingham City Hospital = 3.2 miles from property.
- Tesco Superstore = 1.6 miles from property.
- Mapperley Golf Club = 1.2 miles from property.
- Carlton Train Station = 1.6 miles from property.

Apartment amenities - what is included?

Whilst these apartments are marketed as unfurnished, the standard of the finish

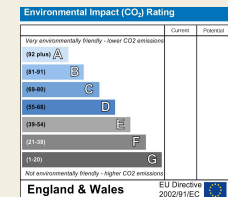
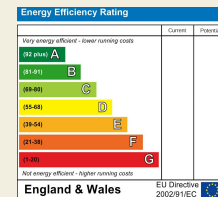




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher & Company