



DavidJames
the estate agent

Shelford Road, Gedling, Nottingham, NG4 4NP

£750 Per Calendar Month

About This Property

A well-presented first floor apartment situated within a modern, recently built development in the popular area of Gedling. Accessed via a secure communal entrance with intercom system, the apartment is located on the first floor with lift access available. The accommodation comprises a spacious entrance hall with useful storage cupboard, leading to bright open plan living space incorporating a comfortable living area and modern kitchen fitted with white gloss units and appliances. There is one double bedroom with a further storage cupboard, together with a modern shower room/WC. There is a secure communal bicycle storage area and on-street parking also available close by. The property is conveniently located for a range of local amenities and regular transport links, as well as being close to the popular Gedling Country Park, making this an ideal choice for those seeking a modern and convenient home in a popular Nottingham location.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

EPC Rating: C

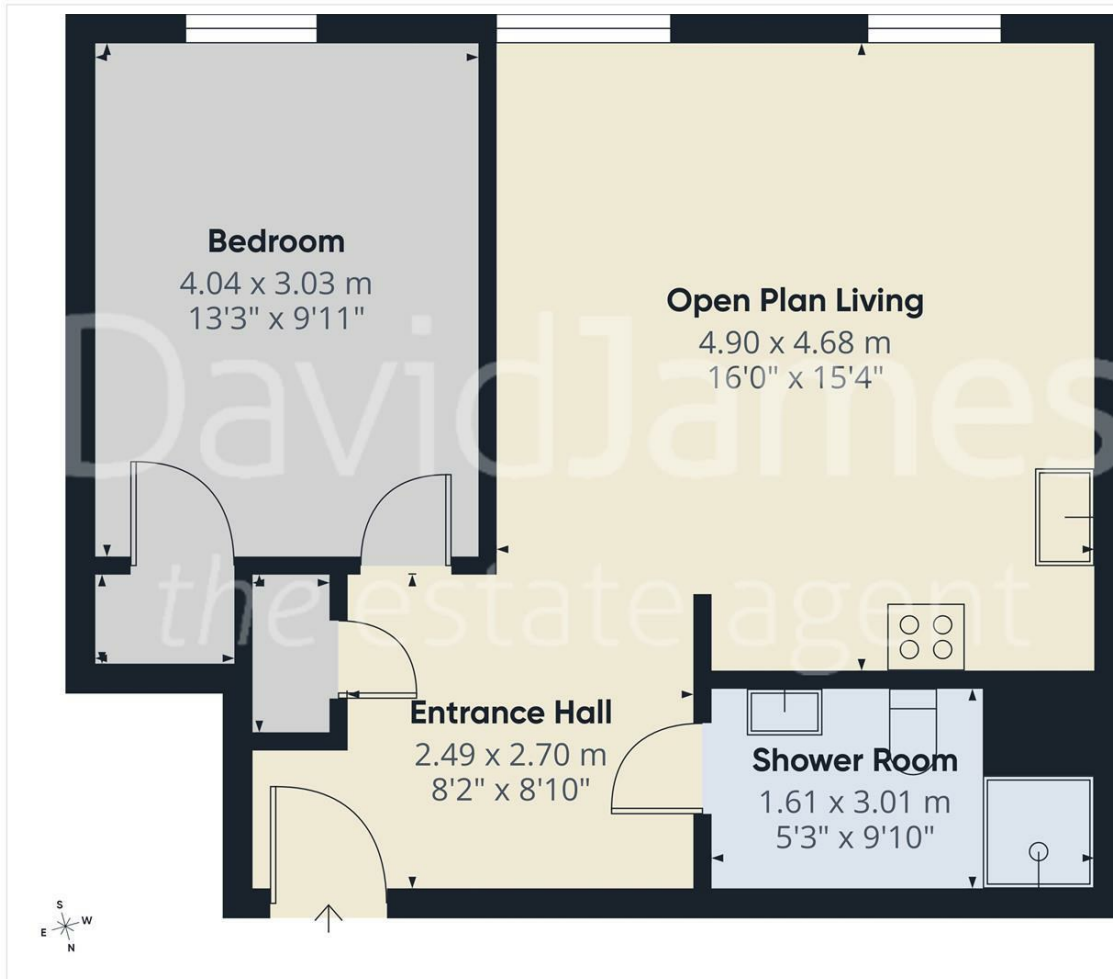
Council Band: A



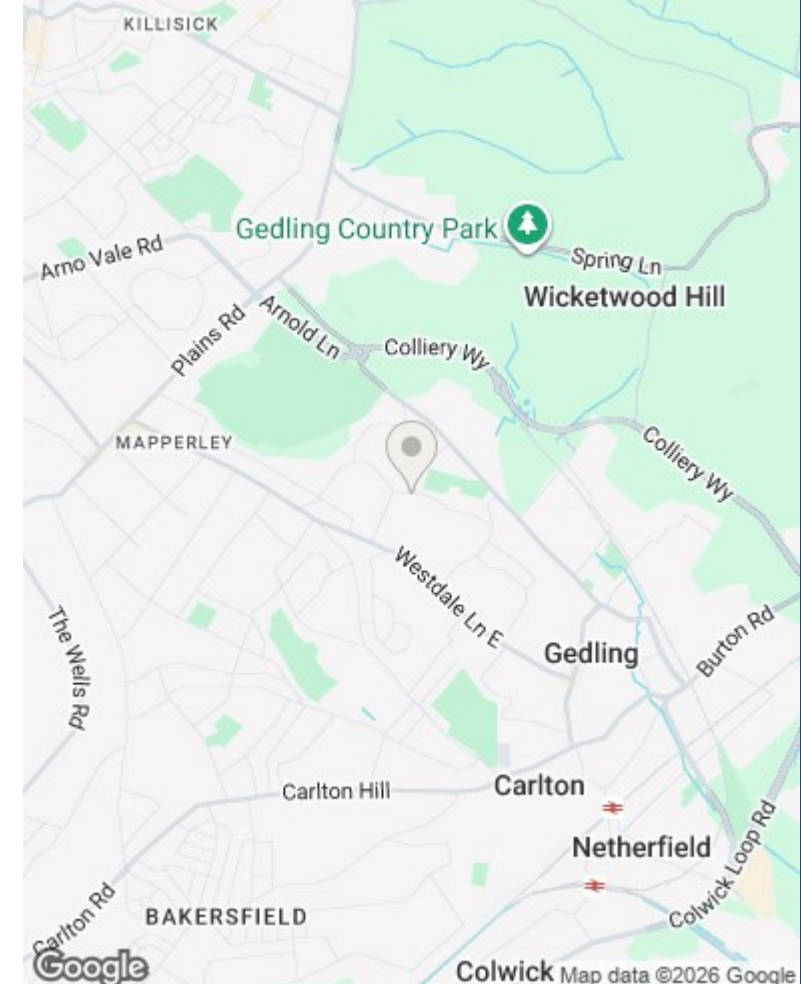
- Well-presented first floor apartment in modern development
- One double bedroom with storage cupboard
- Bright open plan living accommodation
- Modern kitchen with white gloss units and appliances
- Modern shower room/WC
- Secure intercom system
- Lift access and secure bicycle storage
- Electric heating
- UPVC double glazing
- Close to amenities, transport links and Gedling Country Park







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Approximate total area ⁽¹⁾
47.7 m ²
514 ft ²
(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.
GIRAFFE360



Council Tax Band: A
Gedling Borough Council

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**The Property
Ombudsman**