



Lesley  
**Greaves**  
estate & letting agents







Guide Price £90,000-£95,000

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Princess Close  
Gedling  
Nottingham  
NG4 4EU

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EPC Rating 'C'

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Perfect for first time buyers and investors. In brief the well maintained accommodation comprises a communal secure entry hallway, entrance lobby, open plan living kitchen diner, bathroom and two bedrooms. The 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. Viewings are highly recommended to appreciate the position of the property on offer.





COMPOSITE DOOR TO -

COMMUNAL HALLWAY

Stairs to the first floor.

DOOR TO:-

ENTRANCE HALL

With doors to all rooms.

BATHROOM

With a white suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with mains fed shower, partly tiled walls, vinyl flooring and chrome towel rail.

BEDROOM TWO

10' 5" Fitted wardrobes x 11' 0" (3.18m x 3.36m)  
Double glazed window to the front, radiator, and fitted wardrobes.

MASTER BEDROOM

14' 10" to fitted wardrobes x 10' 5" (4.54m x 3.18m)  
Double glazed window to the rear, radiator, coving and fitted wardrobes.

OPEN PLAN LIVING KITCHEN DINING

18' 7" to widest point x 13' 7" to widest point (5.68m x 4.16m)

DINING AREA

Double glazed window to the front, dado rail feature fire surround. Opening to-

KITCHEN AREA

10' 8" x 9' 3" (3.26m x 2.82m)

With a range of fitted wall and base units, roll top work surfaces, stainless steel sink with mixer tap, space for washing machine, dishwasher, vinyl flooring, gas hob, electric oven, and extractor fan, wall mounted boiler uPVC double glazed window to the front.

SERVICE CHARGE

£783.60 for the financial year

LEASE LENGTH

Lease 999 year from Jan 1995.

GROUND RENT

The ground rent on the deeds at £10 per annum.



Tenure: Freehold

Council Tax Band A

Local Authority: Gedling Borough Council

### Property Directions:

From our office in Gedling proceed to the mini traffic island turning left into Arnold Lane. Continue along turning left into Besecar Avenue taking the second turning on the left into Queens Avenue then second turning on the left into Princess Close where the property can be found on the left hand side identified by our for sale sign.

FIRST FLOOR FLAT  
786 sq.ft. (73.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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### Gedling

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### Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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