

















Guide Price £90,000-£95,000

Princess Close Gedling Nottingham NG4 4EU

EPC Rating 'C'

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 -

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

OPEN PLAN LIVING KITCHEN DINNER

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

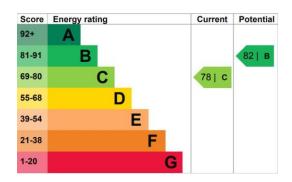
FIRST FLOOR FLAT 786 sq.ft. (73.0 sq.m.) approx.

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.



BEDROOM BEDROOM **HALLWAY BATHROOM** \approx LOUNGE KITCHEN

TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made in search the account of the floright contained there, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicaces shown have not been tested and no guarantee and to their operations of the services, systems and applicaces shown have not been tested and no guarantee when the services are the services and the services shown have not been tested and no guarantee when the services are shown that the services are shown to service and the services are shown to service and the services are shown to service and the services are shown that the services are shown to service and the services are shown that the services are shown to service and the services are shown that the services are shown to service and the services are shown to service are shown to service and the services are shown to service





Gedling

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Contact Us

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