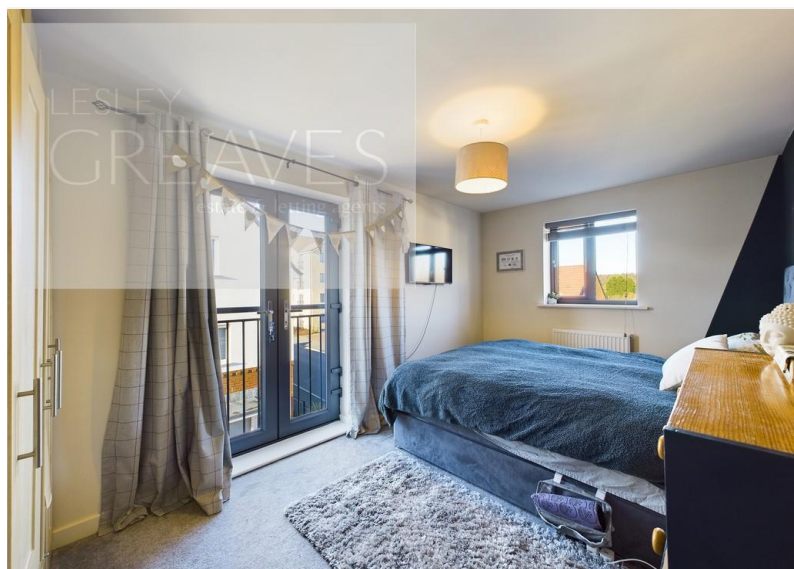




Offers Over £155,000

Renshaw Drive, Gedling, Nottingham NG4 4LS

EPC Rating B



Well presented second floor apartment located in a popular modern development. In brief the accommodation comprises an entrance lobby, hallway, modern bathroom with a shower over the bath, two bedrooms with the master bedroom having a Juliet style balcony, living room, also with Juliet style balcony and open plan to a modern kitchen, complete with a fitted oven, integrated fridge freezer, dishwasher and washer dryer. The property benefits from allocated parking, a secure door entry system and beautiful views across Gedling Country Park. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Leasehold

LIVING ROOM 13' 0" x 10' 7" (3.96m x 3.23m)

KITCHEN 10' 2" x 6' 8" (3.1m x 2.03m)

BATHROOM 8' 0" x 5' 7" (2.44m x 1.7m)

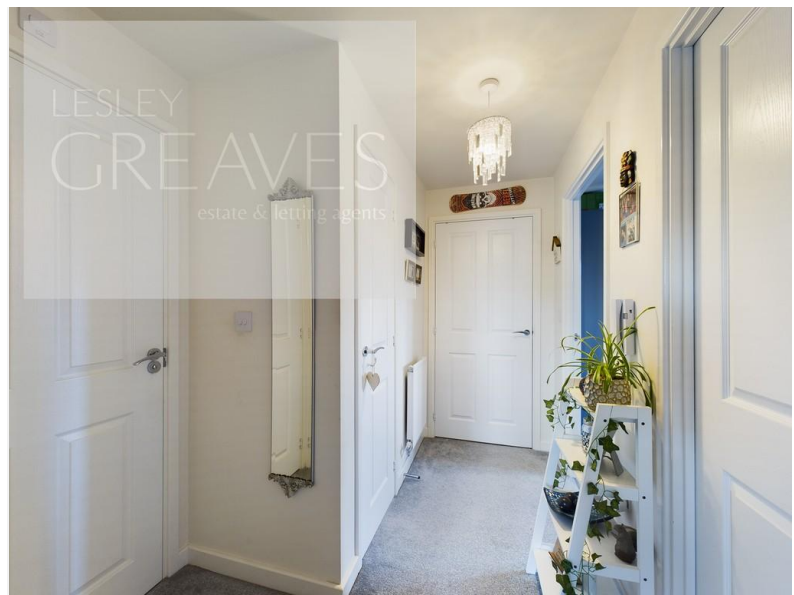
BEDROOM ONE 14' 3" x 8' 5" (4.34m x 2.57m)

BEDROOM TWO 8' 10" x 8' 8" (2.69m x 2.64m)

Current Service Charge £1058 annually
Current Ground Rent £99 annually

Lease 999 years from 2018

Please note any client wishing to purchase the property must ensure these figures are correct before purchasing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
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0115 987 7337

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.



Company Registration Number: 5773186 | VAT Number: 917862296