



£850 pcm

Wood Lane, Nottingham, NG4 4AD
EPC Rating D

Set within the grounds of historic Gedling Manor, is this three bedroom generously proportioned flat spanning two floors; to the ground floor is an entrance hall, kitchen, two reception rooms, bathroom and two bedrooms and a third bedroom occupies the first floor. There is a private garden to the rear accessible from the living room, communal parking available, enjoyment of the substantial communal gardens and countryside walks on your doorstep. The property benefits from both gas central heating and air-pump heaters/air conditioners. 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.

KITCHEN 16' 4" x 8' 10" (4.98m x 2.69m)
DINING ROOM 16' 8" x 8' 10" (5.08m x 2.69m)
LIVING ROOM 16' 0" x 15' 8" (4.88m x 4.78m)
BATHROOM 10' 5" x 4' 7" (3.18m x 1.4m)
BEDROOM 10' 7" x 9' 1" (3.23m x 2.77m)
BEDROOM 10' 10" x 9' 9" (3.3m x 2.97m (3.32 m narrowing to 2.50m x 2.99m)
FIRST FLOOR BEDROOM 16' 11" x 16' 11" measured to the maximum (5.16m x 5.16m)

Deposit £980.76
Council Tax Band B
Water £25pcm
Initial 6 months fixed term Shorthold Tenancy

COUNCIL TAX BAND: B

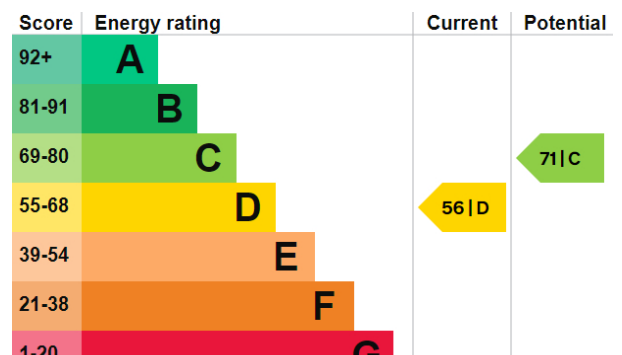
LOCAL AUTHORITY: Gedling Borough Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.



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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.

