



£695 pcm

Wood Lane, Gedling, Nottingham, NG4 4AD

EPC Rating E



Set within the grounds of historic Gedling Manor, is this two bedroom first floor flat with kitchen, living room, study with skylight and bathroom with a mains fed shower over the bath. There is communal parking available, enjoyment of the substantial communal garden 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.

Deposit £801.92
 Council Tax Band B Water £25pcm
 Initial 6 months fixed term Shorthold Tenancy

ENTRANCE AREA 5' 2" x 3' 8" (1.59m x 1.13m)

LIVING ROOM 16' 2" x 14' 2" maximum (4.93m x 4.34m)

KITCHEN 10' 8" into recess x 9' 9" (3.27m x 2.98m)

BEDROOM 10' 7" x 7' 7" plus recess (3.25m x 2.33m)

BEDROOM 14' 5" x 5' 11" (4.40m x 1.82m extending to 2.75m)

BEDROOM / STUDY 6' 3" x 9' 4" plus recess (1.91m x 2.85m)

BATHROOM 10' 5" x 7' 8" maximum (3.2m x 2.36m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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.

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
lettings@lesleygreaves.co.uk
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.

