



# £1,100.00

Per Calendar Month

GARDEN CITY  
CARLTON

- TWO DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN
- GARDEN
- CLOSE TO AMENITIES
- EPC D



## Charming Two-Bed End Terrace Home

THIS WELL-PRESENTED AND WELL-MAINTAINED END-OF-TERRACE PROPERTY IS IDEALLY LOCATED CLOSE TO A WIDE RANGE OF AMENITIES.

UPON ENTRY, A COMPOSITE FRONT DOOR OPENS INTO THE DINING ROOM, WHICH FEATURES LAMINATE FLOORING AND LEADS THROUGH TO THE LIVING ROOM. THE MODERN WHITE KITCHEN OFFERS ACCESS TO A REAR PORCH, OPENING OUT TO THE GARDEN, AND ALSO TO A CONVENIENT DOWNSTAIRS SHOWER ROOM FITTED WITH AN ELECTRIC SHOWER.

TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM AN EN-SUITE BATHROOM.

THE REAR GARDEN IS LAID TO LAWN AND INCLUDES A SHED AND GATED ACCESS. GARDEN CITY IS A NO-THROUGH ROAD OFFERING ON-STREET AND RESIDENTS' PARKING.

CARLTON IS A POPULAR RESIDENTIAL AREA OFFERING EXCELLENT LOCAL AMENITIES, INCLUDING SCHOOLS, SHOPPING FACILITIES, A SUPERMARKET, PLAYING FIELDS, PUBLIC TRANSPORT LINKS, AND TWO LEISURE CENTRES.

DINING ROOM 11' 10" into recess x 11' 6" (3.61m x 3.53m)

LIVING ROOM 15' 10" into recess x 11' 5" (4.85m x 3.48m)

KITCHEN 14' 9" x 6' 11" (4.5m x 2.11m)

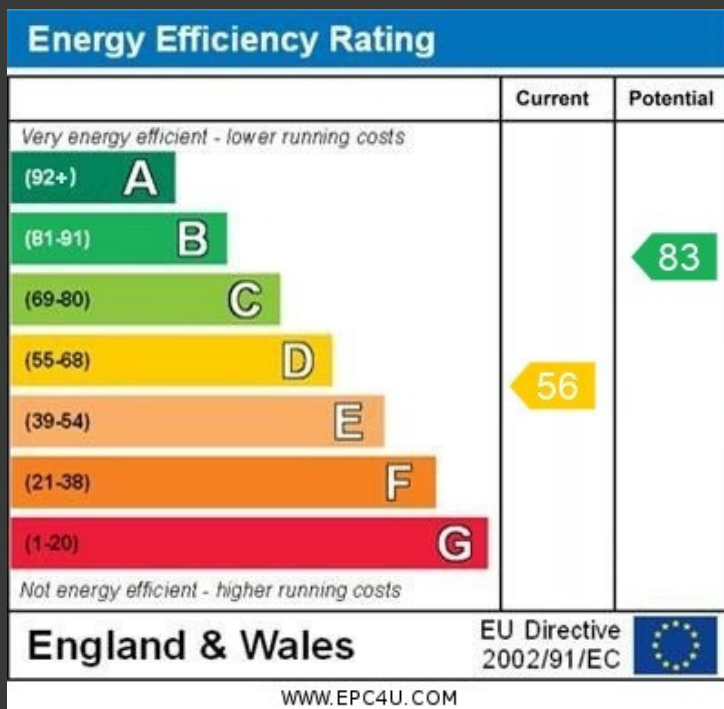
SHOWER ROOM 6' 7" x 3' 10" (2.03m x 1.17m)

REAR LOBBY 4' 3" x 3' 4" (1.3m x 1.02m)

BEDROOM ONE 12' 9" into recess x 11' 6" (3.91m x 3.53m)

EN-SUITE BATHROOM 10' 11" x 6' 11" (3.33m x 2.11m)

BEDROOM TWO 11' 10" into recess x 11' 6" (3.61m x 3.53m)



- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £1096.15

SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY. AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.





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