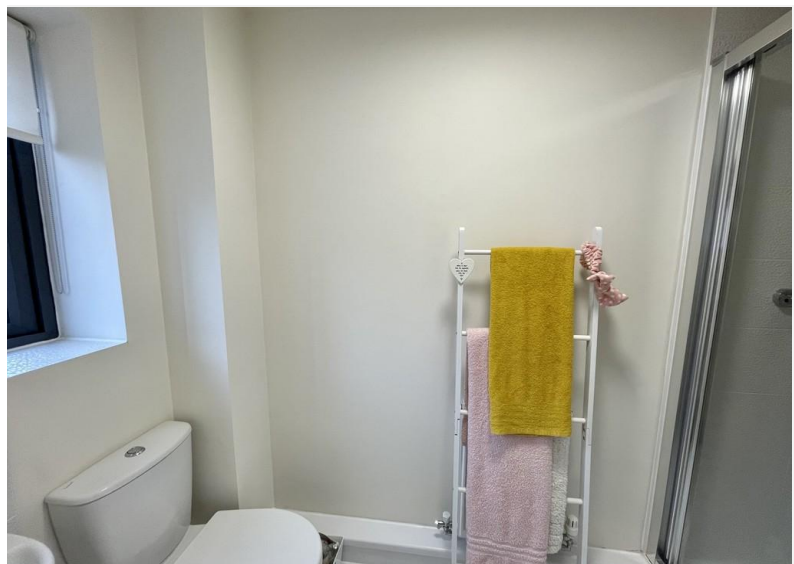
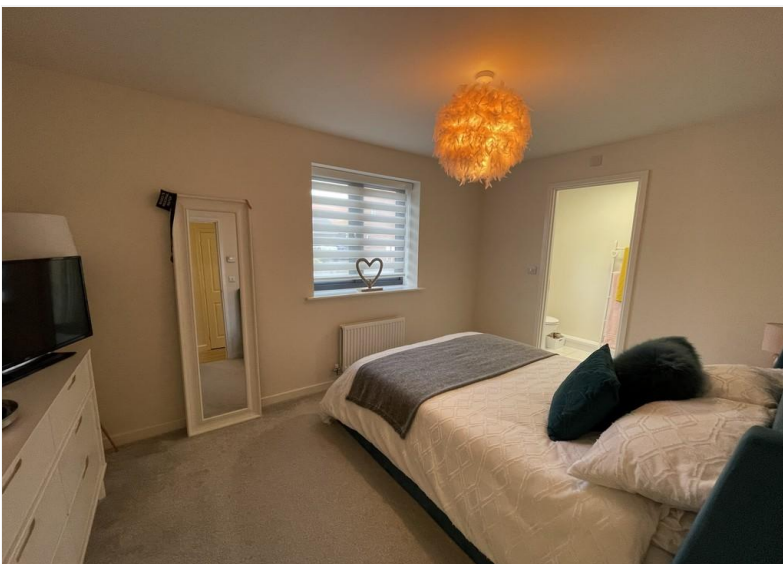




£925 pcm

Hopwood Road, Gedling, Nottingham, NG4 4NA

EPC Rating B

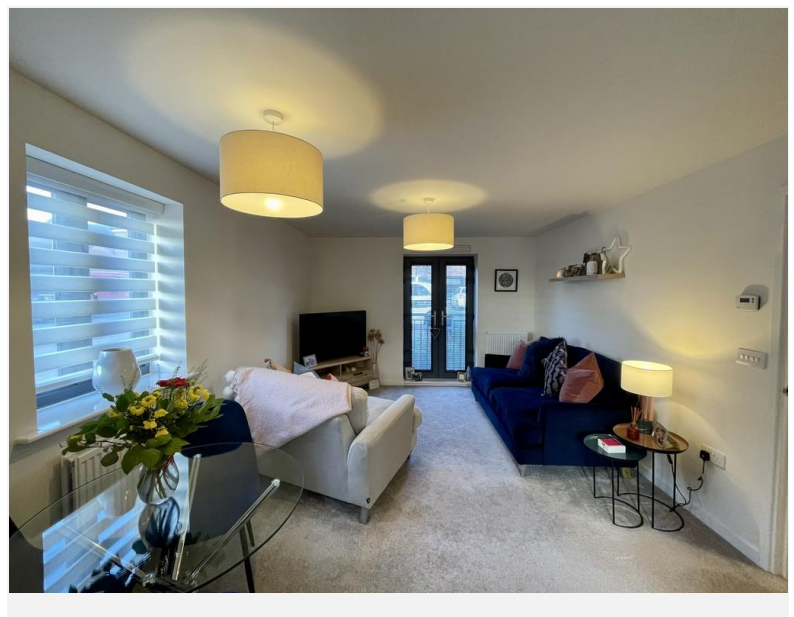
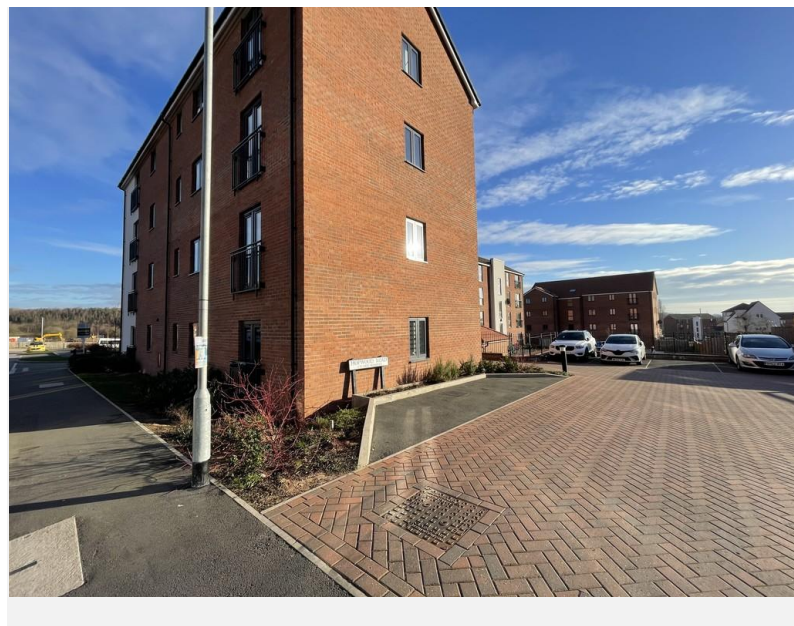


Ground floor apartment with allocated parking. In brief, the well presented accommodation comprises an entrance lobby, with secure entry phone, entrance hallway, an open plan kitchen living room with French doors and Juliet style balcony off the living room. The kitchen is fitted with a range of units, fitted oven, gas hob, extractor, integrated fridge freezer, dishwasher and washing machine. There are two double bedrooms with an en-suite shower room to the master bedroom and feature panelling to bedroom two. The bathroom has a three piece suite with a bath and mixer shower attachment.

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.

Initial 6 months fixed term Shorthold Tenancy
 Deposit £1,067.30
 Council Tax Band B

- LOBBY 3' 4" x 3' 1" (1.03m x 0.94m)
- HALLWAY 13' 8" x 3' 4" (4.17m x 1.04m (extending to 1.88m))
- KITCHEN 11' 4" x 6' 5" (3.46m x 1.96m)
- LIVING ROOM 14' 9" x 11' 3" (4.50m x 3.45m)
- BEDROOM ONE 12' 10" x 11' 10" (3.93m x 3.62m)
- ENSUITE 8' 6" in recess and into a shower recess x 3' 10" (2.60m x 1.19m)
- BEDROOM TWO 10' 9" into recess x 8' 11" (3.28m x 2.74m)
- BATHROOM 6' 0" x 6' 3" into recess (1.83m x 1.93m)



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

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.

