



## 48 Shaw Gardens, Gedling - NG4 2NY

Guide Price £120,000





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Gedling, Nottingham

GUIDE PRICE £120,000-£130,000. Stylish 2-bed flat - NO CHAIN. Modern interiors, open-plan lounge/kitchen, 2 bedrooms, sleek bathroom, Allocated parking, communal gardens. Ideal for FTB & professionals

Council Tax band: B

Tenure: Leasehold

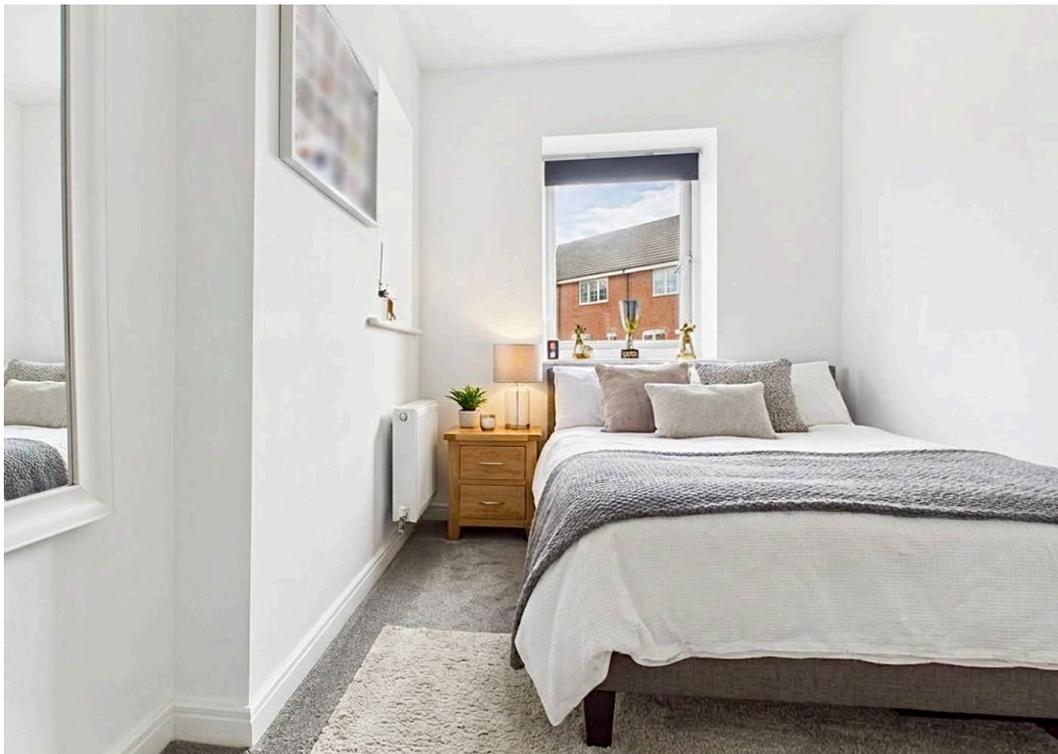
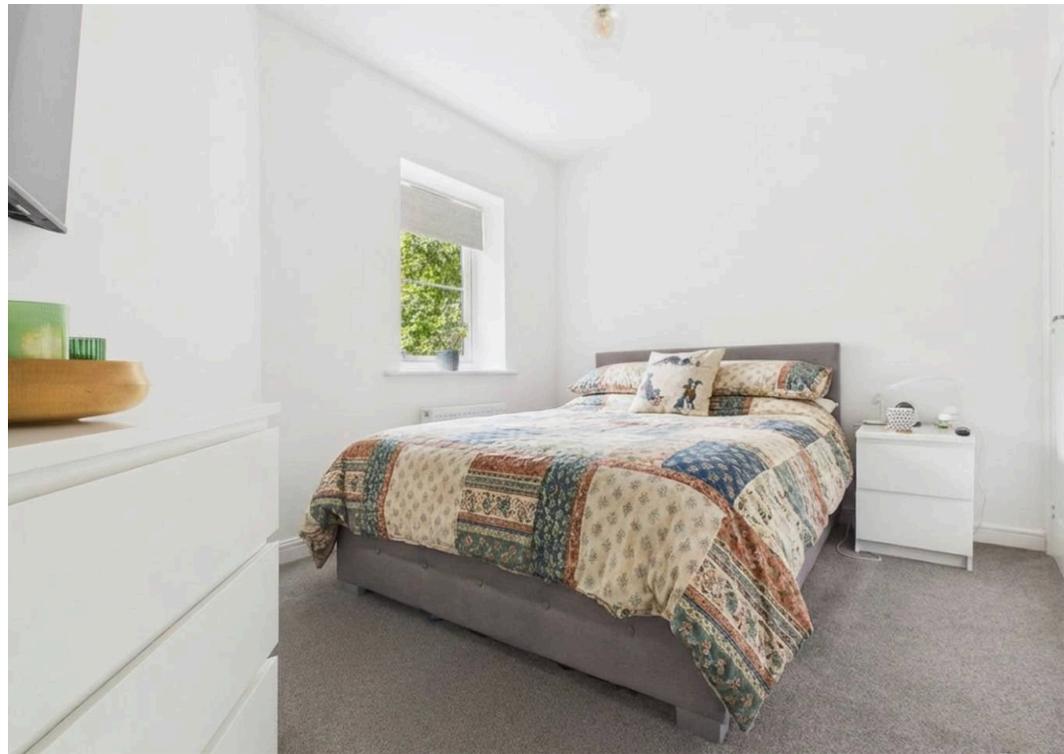
EPC Energy Efficiency Rating: C

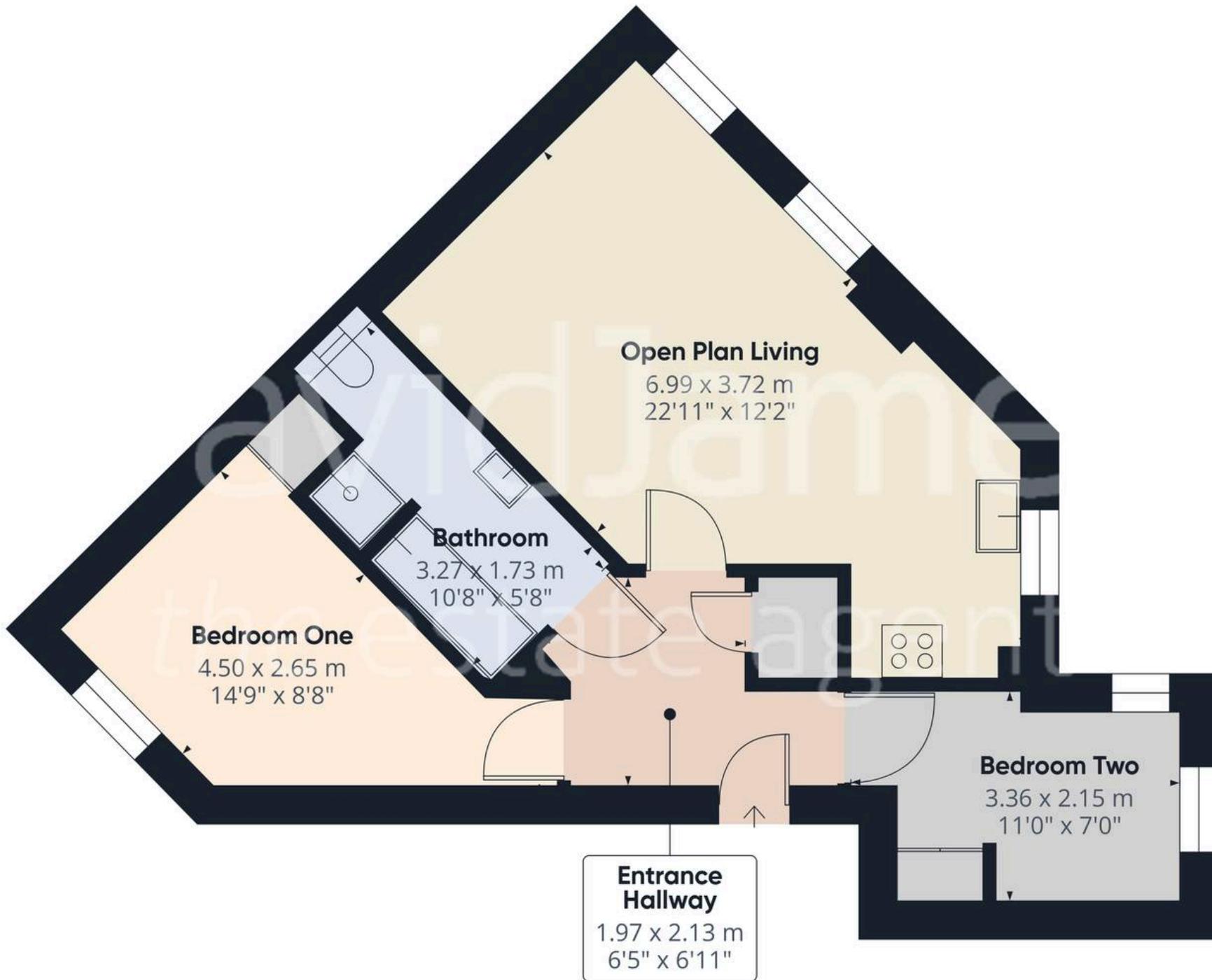
EPC Environmental Impact Rating: B

- Modern first floor two-bedroom apartment designed for contemporary living with secure building access
- Vendor emigrating and selling with no upward chain, ensuring a quick and simple transaction
- Inviting entrance hall with secure entry system, wood-effect flooring and practical built-in storage cupboard
- Stylish open-plan living area with dual-aspect windows creating a light and airy atmosphere
- Stylish fitted kitchen with integrated cooking appliances and free standing appliances, offered as part of the sale
- Primary double bedroom with built-in wardrobe for additional storage
- Versatile second bedroom suitable for guests, children's room or use as a dedicated home office
- Contemporary four-piece bathroom suite with full-sized bath and separate rainfall-style shower enclosure
- Allocated parking space conveniently located outside the property plus additional visitor









Approximate total area<sup>(1)</sup>

48.6 m<sup>2</sup>  
524 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.