



£675 pcm

Belvoir Lodge
Carlton
Nottingham
NG4 1DU

EPC Rating 'D'

Local Authority Gedling Borough Council

Council Tax Band A

- Refurbished Throughout • Living Room
- Two Bedrooms • Drying Area
- Brand New Kitchen • Parking
- Brand New Bathroom • Garage

Property Directions:

Continue towards Carlton along Carlton Hill (B686) past Tesco on the right hand side and turn left onto Southdale Road. Take a left turn onto Southdale Drive and when reaching the end turn left onto Oakdale Road. Follow the road and when reaching the end turn right where the property can be found on the right hand side clearly identified by our to let board.

Gedling

20 Main Road
Gedling
Nottingham
NG4 3HP

New ly renovated flat available to let now ! In brief the accommodation comprises an entrance hallway, living room with bow window, newly fitted kitchen, new ly fitted kitchen and two bedrooms. There is parking and a garage to the front and a drying area to the rear. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. View ings are highly recommended to appreciate the finish of standard of the property on offer.

UPVC DOUBLE GLAZED DOOR TO:-

ENTRANCE HALL

Laminate flooring, doors to both bedrooms, bathroom and to:-

LIVING ROOM

16' 07" x 12' 03" (5.05m x 3.73m)
uPVC double glazed bow window to the front, radiator, ceiling rose, coving to the ceiling, laminate flooring, TV aerial point and a door to:-

KITCHEN

8' 11" x 8' 03" (2.72m x 2.51m)
New ly fitted wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap. Fitted oven, gas hob and extractor hood. Washing machine and space for a fridge/freezer. Tiled splash backs, tiled floor and a uPVC double glazed window to the front.

BATHROOM

New ly fitted suite comprising a low level WC, wash hand basin within a vanity unit and bath with a mains fed shower over. Tiled walls, tiled floor and a chrome heated towel rail. uPVC double glazed window to the side.

BEDROOM ONE

10' 05" x 8' 11" (3.18m x 2.72m)
uPVC double glazed window to the rear, radiator, coving to the ceiling and laminate flooring.

BEDROOM TWO

8' 09" x 7' 07" (2.67m x 2.31m)
uPVC double glazed window to the rear, radiator, coving to the ceiling and laminate flooring,

OUTSIDE

Parking and garage to the front and drying area to the rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



Contact Us

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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 are 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

Company Registration Number: 5773186 | VAT Number: 917862296