

£165,000

Renshaw Drive, Gedling, Nottingham NG4 4LS

EPC Rating B



Well presented second floor apartment located in a popular modern development. In brief the accommodation comprises an entrance lobby, hallway, modern bathroom with a mixer shower tap over the bath, two bedrooms with the master bedroom having an en-suite with a free standing shower, living room with Juliet style balcony and open plan to a modern kitchen, complete with a fitted oven, integrated fridge freezer, dishwasher and washer dryer.

The property benefits from allocated parking and a secure door entry system. 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.

- HALLWAY 13' 9" x 3' 5" (4.20m x 1.06m)
- LIVING ROOM 14' 10" x 11' 3" (4.53m x 3.44m)
- KITCHEN 11' 4" x 6' 6" (3.46m x 1.99m)
- BATHROOM 6' 2" x 5' 10" (1.89m x 1.80m)
- MASTER BEDROOM 13' 0" x 8' 10" (3.98m x 2.70m)
- EN-SUITE 8' 9" x 3' 10" (2.67m x 1.18m)
- BEDROOM TWO 36' 5" x 29' 6" (11.1m x 9.0m)

- Leasehold
- Council tax band B

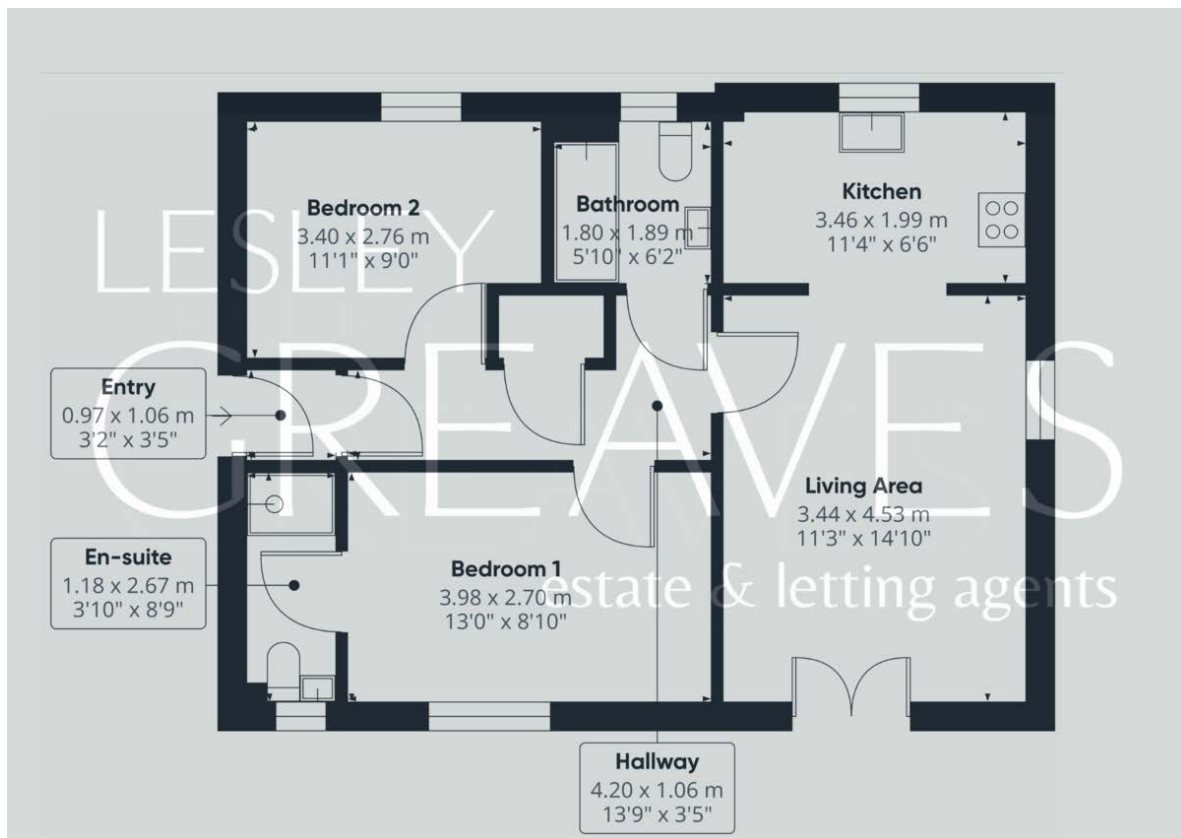
Current Service Charge £1058 annually
 Current Ground Rent £99 annually

Lease 999 years from 2019

Please note any client wishing to purchase the property must ensure these figures are correct before purchasing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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

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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 and 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

