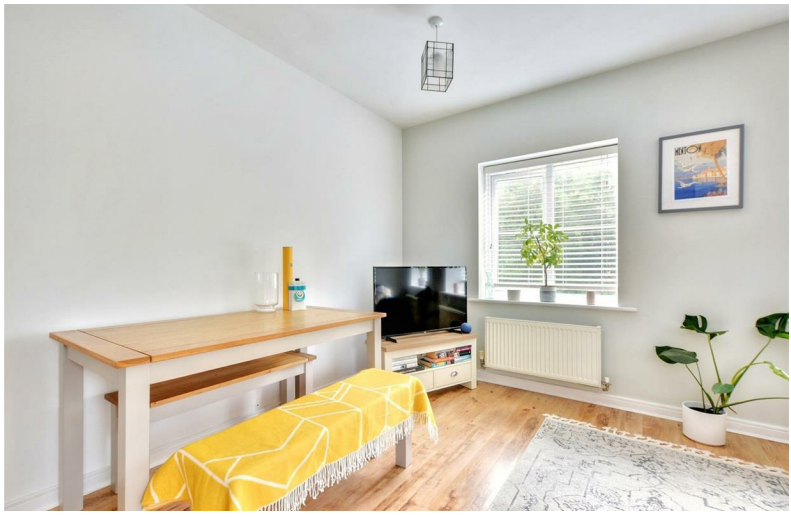
Robert Ellis

look no further. . .



Shaw Gardens
Gedling, Nottingham NG4 2NY

TWO DOUBLE BEDROOM APPARTMENT WITH EN-SUITE AND ALLOCATED PARKING

Guide Price £125,000 Leasehold

0115 648 5485

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GUIDE PRICE £125,000 - £135,000
MODERN TWO BEDROOM APPARTMENT WITH EN-SUITE AND ALLOCATED PARKING

Robert Ellis are delighted to offer to the market this BEAUTIFULLY PRESENTED, second-floor apartment located in the HIGHLY SOUGHT-AFTER area of GEDLING.

Internally, the apartment boasts a spacious entrance hallway, MODERN FITTED KITCHEN with a range of integrated appliances, and a light-filled OPEN PLAN living/dining area—perfect for both relaxing and entertaining. Driving the benefit of the modern conveniences you would expect from a modern apartment such as gas central heating and double glazing.

There are TWO DOUBLE BEDROOMS, including a MASTER with EN-SUITE, alongside a CONTEMPORARY THREE-PIECE BATHROOM SUITE.

Externally, the apartment benefits from ALLOCATED PARKING SPACE and access to well-maintained COMMUNAL GARDENS. Situated close to a range of AMENITIES, SHOPS, and TRANSPORT LINKS into Nottingham City Centre, this is a fantastic opportunity not to be missed.

Viewing comes highly recommended, contact the office to arrange your viewing today.

Entrance Hallway
10' x 5'10 approx (3.05m x 1.78m approx)
Entrance door leading into the inner entrance hallway comprising ceiling light point, loft access hatch, communal entry door system, wall mounted radiator, spacious cloaks cupboard providing useful additional storage space with electrical consumer unit, internal panelled doors leading off to:

Family Bathroom
6'3 x 6'04 approx (1.91m x 1.93m approx)
Modern white three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan, wall mounted radiator, shaver point.

Bedroom One
15'4 x 9'7 approx (4.67m x 2.92m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space, panelled door leading to en-suite shower room.

En-Suite Shower Room
9'1 x 5' approx (2.77m x 1.52m approx)
Three piece suite comprising walk-in shower enclosure featuring mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, chrome heated towel rail, linoleum floor covering, ceiling light point, extractor unit, shaver point.

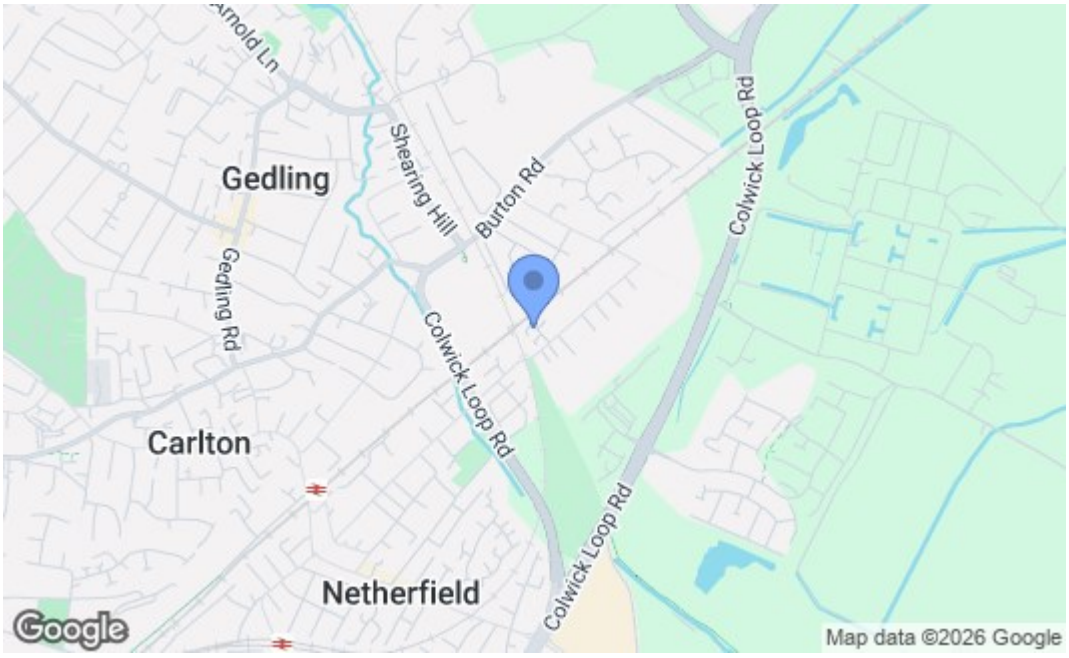
Bedroom Two
13'2 x 10'1 approx (4.01m x 3.07m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

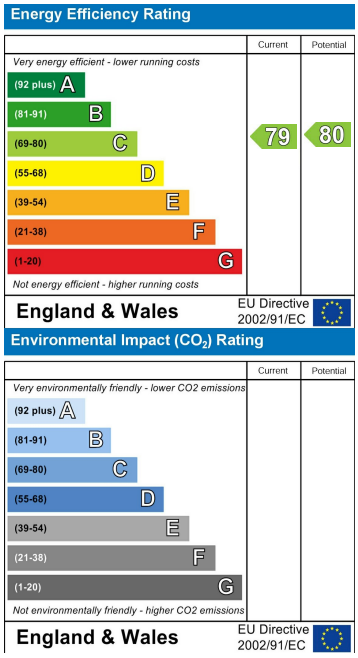
Open Plan Living Dining Room
16'10 x 15'4 approx (5.13m x 4.67m approx)
With two UPVC double glazed windows to the rear elevation, wall mounted radiators, ceiling light points, telephone point, television point, laminate floor covering, ample space for both dining and seating area, open through to the kitchen.

Kitchen
10'1 x 7'9 approx (3.07m x 2.36m approx)
UPVC double glazed window to the side elevation, a range of matching wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink with swan neck mixer tap above, integrated oven, four ring stainless steel gas hob with extractor hood over, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, tiled splashbacks, laminate floor covering, Glow worm gas central heating combination boiler providing hot water and central heating to the property housed within matching cabinet, open through to living dining area.

Outside
The property sits on a purpose built development of similar apartments with communal parking to the rear including allocated parking for the property along with further visitor parking space.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 10mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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