



2 Princess Close, Gedling - NG4 4EU

Guide Price £100,000



2 Princess Close

Gedling, Nottingham

Ground floor flat with no chain – ideal for first-time buyers, investors or downsizers! Bright lounge/dining room, modern kitchen, double bedroom and a contemporary shower room! Viewing recommended!

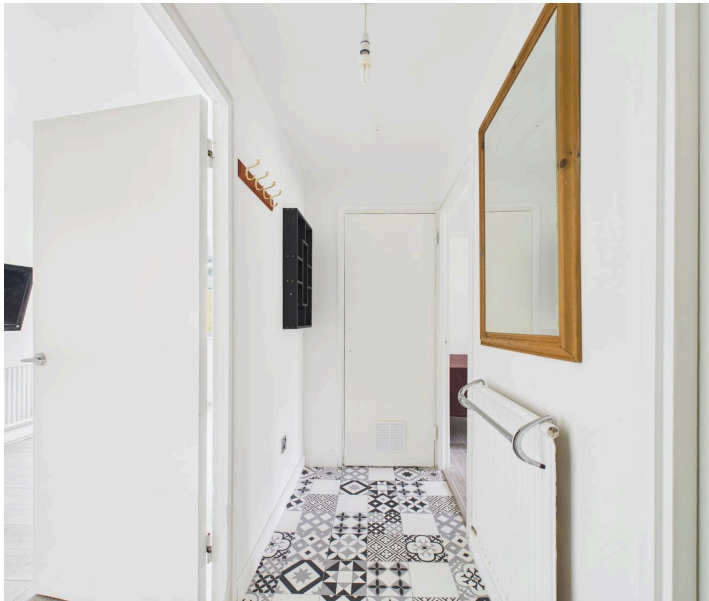
Council Tax band: A

Tenure: Leasehold

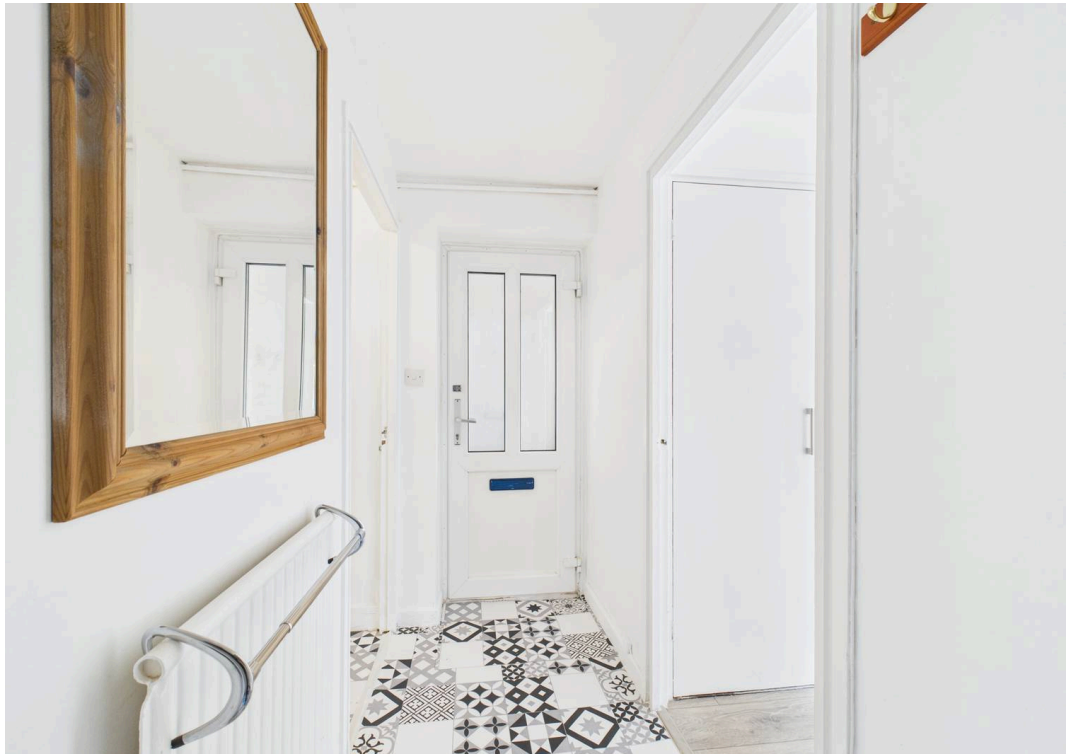
EPC Energy Efficiency Rating: E

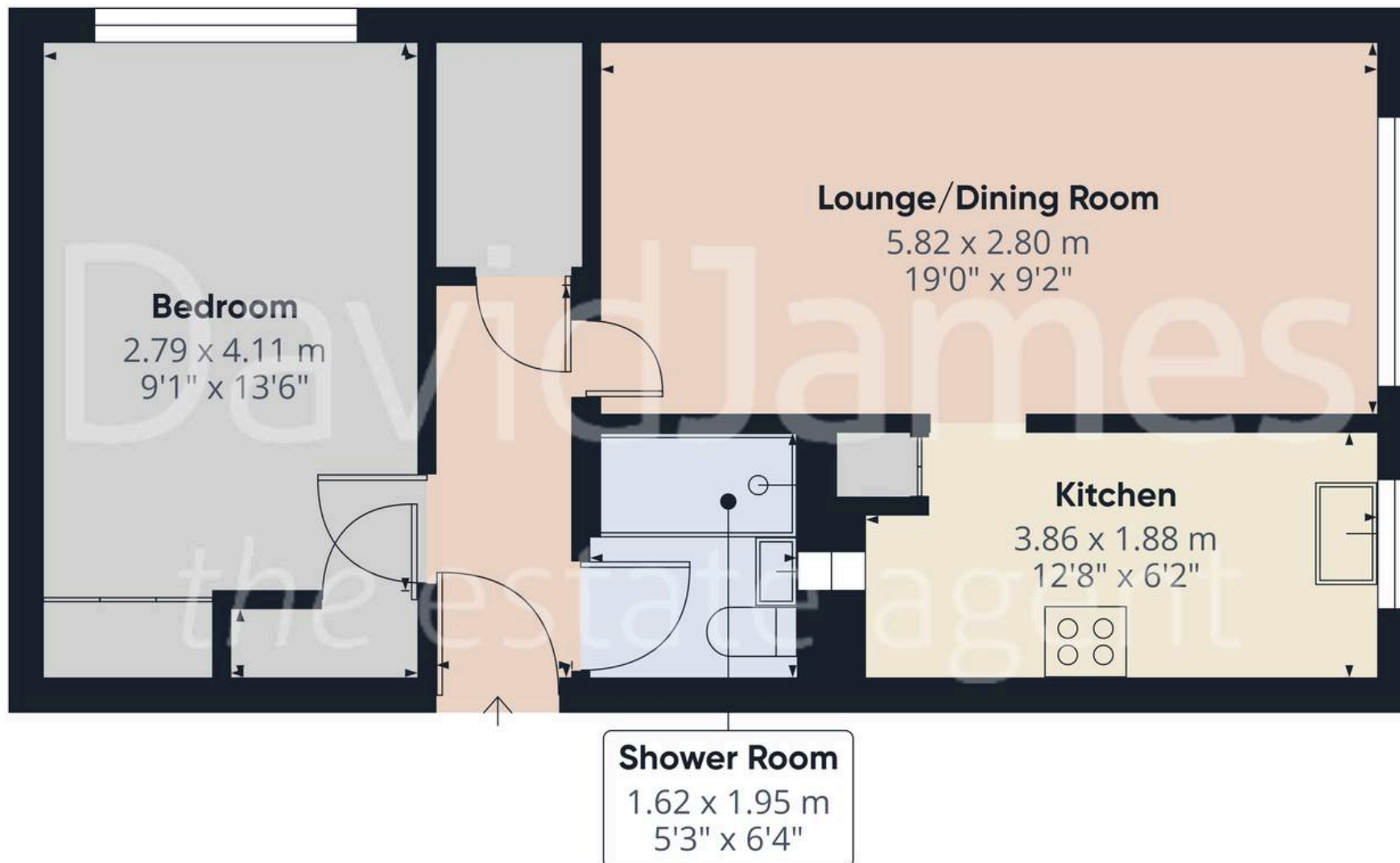
EPC Environmental Impact Rating: F

- Ground floor flat
- Offered to the market with no upward chain
- Ideal for first-time buyers, investors or those looking to downsize
- Within easy reach of both Gedling and Mapperley's nearby amenities
- Close to the stunning Gedling Country Park
- Bright and neutrally-decorated lounge/dining room
- Modern fitted kitchen with integrated appliances
- One double bedroom with useful in-built wardrobe storage
- Superb contemporary shower room with a three-piece suite and a twin-head rainfall shower
- Gas central heating and UPVC double glazing









Approximate total area⁽¹⁾

45.3 m²

488 ft²

(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.

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