



## 48 Shaw Gardens, Gedling - NG4 2NY

Guide Price £130,000 - £140,000

DavidJames  
the estate agent





## 48 Shaw Gardens

Gedling, Nottingham

Stylish 2-bed flat with no chain. Modern interiors, open-plan lounge, contemporary kitchen, 2 bedrooms, modern bathroom. Allocated parking, communal gardens. Ideal for FTB, professionals, or investors.

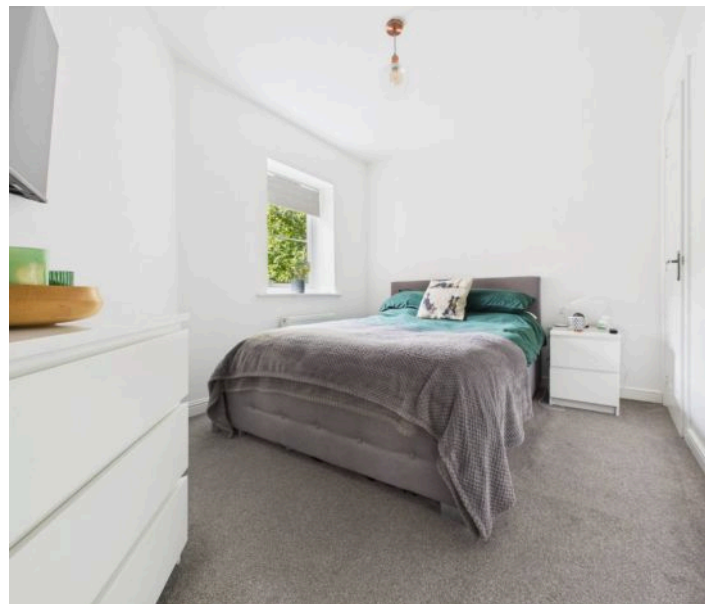
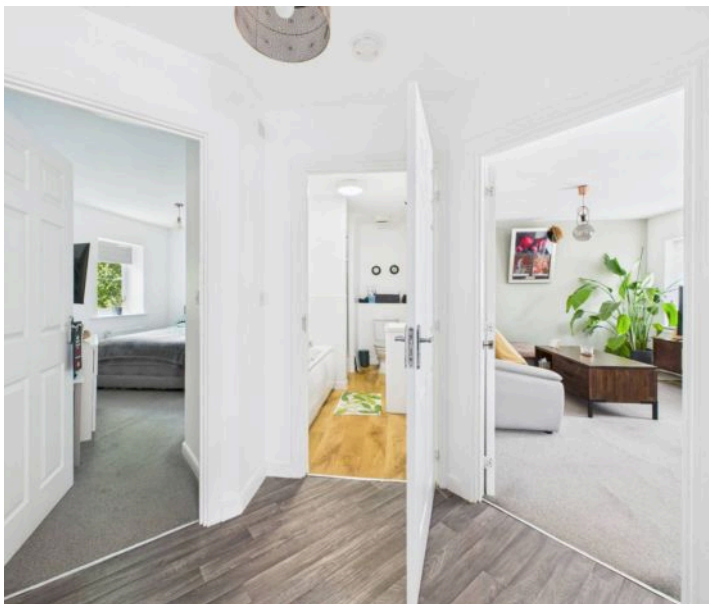
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Modern first floor two-bedroom flat
- No upward chain, ensuring a quick and simple transaction
- Perfect for first-time buyers or working professional
- Inviting entrance hall with secure entry system
- Stylish Open-Plan living area
- Stylish fitted kitchen with integrated cooking appliances and free standing appliances, offered as part of the sale
- Primary double bedroom with built-in wardrobe and plenty of space for additional furnishings
- Versatile second bedroom
- Contemporary four-piece bathroom suite with full-sized bath and separate rainfall-style shower enclosure
- Allocated parking space and communal garden area

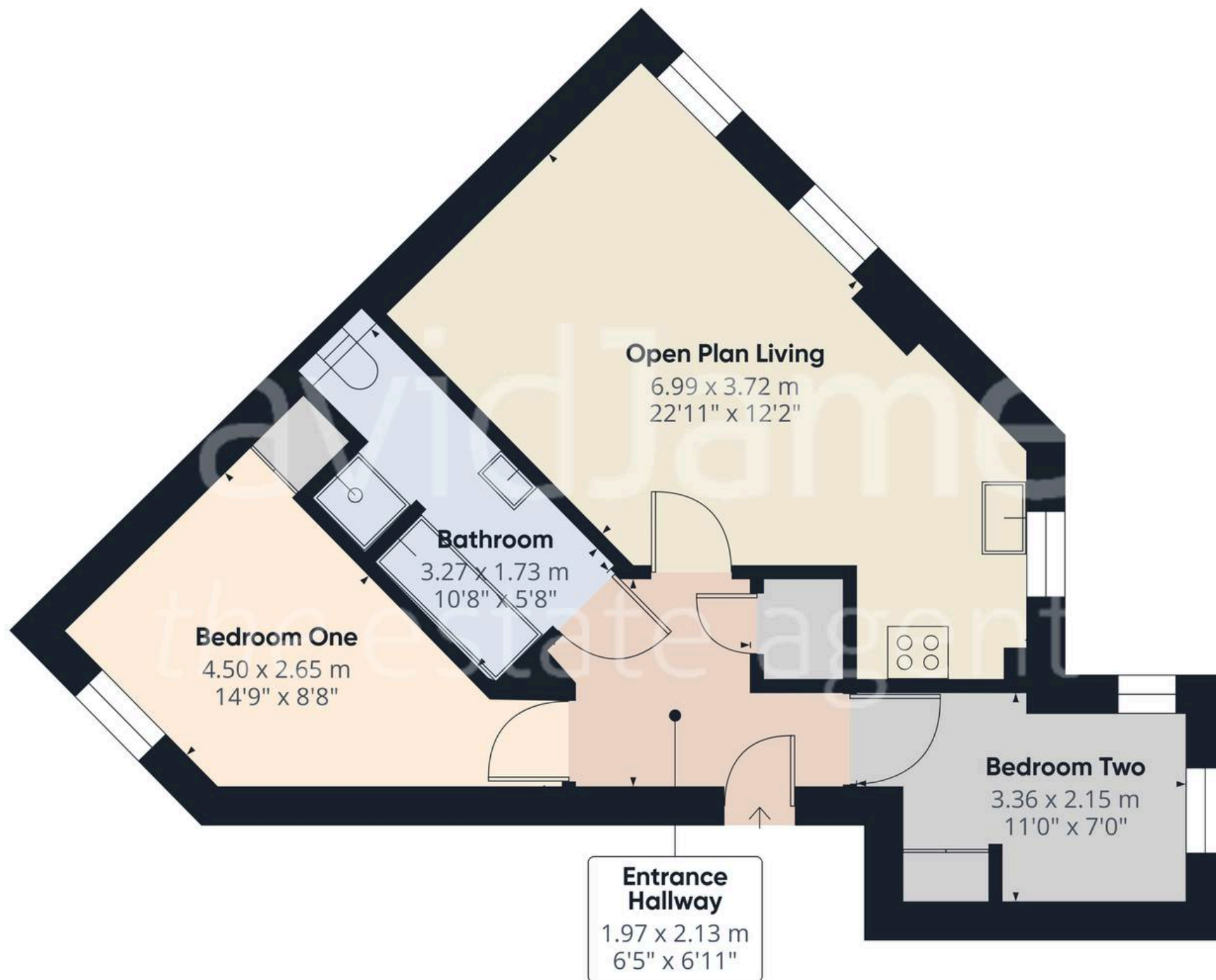












Approximate total area<sup>(1)</sup>

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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