



£87,000 Offers Over

Carlton Road, Nottingham

Maisonette | 2 Bedrooms | 1 Bathroom

0115 697 28 29

NORMAN GALLOWAY
Customer Focused | Distinctive Results

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Step Inside

Key Features

- Bath with over bath shower
- Close To City Centre
- Close To Local Amenities
- Close to local shops
- Close to tram link and bus stops
- Council Tax Band A
- Double Glazing
- Excellent Public Transport Links
- Fitted Bathroom
- Gas central heating

Property Description

2 BEDROOM 1 BATH MAISONETTE AVAILABLE IN POPULAR CARLTON ROAD.

Gas Central Heating | Gas Boiler | Mains electric | EPC C | Council Tax Band A

Main Particulars

Hidden Gem on Carlton Road - 2-Bed Maisonette Flat

No ground rent or service charge

Ideal for First-Time Buyers or Investors

Property Highlights

- * Two spacious double bedrooms
- * Bright living/dining room with space to relax or entertain
- * Modern bathroom with full suite and electric shower
- * Gas central heating | Main Eco Compact boiler (3-4 yrs old)
- * Low running costs, no service charge or ground rent
- * Permit parking available for residents x 1
- * 87-year lease | Council Tax Band A | EPC C
- * Vacant possession - move straight in or rent out
- * Minutes from Nottingham City Centre, shops, parks & transport

A fantastic two-bedroom flat on Carlton Road, Nottingham, offering great value and low running costs, Ideal for first-time buyers, professionals or investors.

This hidden gem features two double bedrooms, a bright living/dining room, modern bathroom with full suite and electric shower, and gas central heating with a Main Eco Compact boiler (approx. 3-4 years old).

Located just minutes from Nottingham City Centre, close to shops, schools, parks, and public transport. Permit parking available.

Leasehold (approx. 87 years) | EPC C | Council Tax Band A | Vacant Possession

Arrange your viewing today - this one won't stay hidden for long!

Boiler: Main Eco Compact - Installed approx 3-4 years ago.

Direct Access to Nottingham City Centre

Nearby:

Family Medical Centre

Phakey's Pharmacy

Dental Surgery

Lidl

Falcon Foods

New Testament Church of God

The March Hare

Hindu Temple & Community Centre

Sneinton Elements Post Office

King Edward's Park

Stonebridge City Farm & Gardens

Nearby Childcare, Schools and Places of Education:

Learning Works

Blue Bell Hill Primary and Nursery School

Our Lady & St Edward Primary & Nursery Catholic Voluntary Academy

St Ann's Well Academy

Sycamore Academy

The Wells Academy

Nottingham Academy

Confetti Space 2

Nottingham Trent University City Campus

Nottingham College

Oxford Business College

Note: This is a list of nearby places of education and does not reflect any catchment areas or entrance/admission criteria

*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Norman Galloway Sales & Lettings are registered with:

- * Property Redress, with reference: PRS01969.
- * Information Commissioners' Office, with reference: ZA251605
- * Client Money Protect, with reference: CMP002689

Council Tax Band: A (Nottingham City Council)

Tenure: Leasehold (87 years)

Ground Rent: £0 per year

Service Charge: £0 per year

The Freeholder and Superior Landlord for this address is Nottingham City Council.

Parking options: On Street, Residents

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP, None

Accessibility measures: Not suitable for wheelchair users

Restrictions: Conservation area

Entrance hall w: 1.01m x l: 2.54m (w: 3' 4" x l: 8' 4")

With cabinets to the right as you enter, there is space for storage of those annoying coats, shoes and shopping bags that get in the way. Peace of mind for those who want a clutter free home.

Landing w: 2.81m x l: 0.88m (w: 9' 3" x l: 2' 11")

Leading to all rooms of the house, the landing is finished in wood effect laminate throughout the property.

Living room w: 4.43m x l: 4.42m (w: 14' 6" x l: 14' 6")

A spacious room able to host the perfect hosts. Perfect space to lounge on the weekend and party around the holidays - soirees will be an ease. You are able to fit a sofa, TV and dining table at minimum.

Kitchen w: 2.66m x l: 2.59m (w: 8' 9" x l: 8' 6")

Cozy kitchen with boiler cupboard and space for a standard size washing machine.

Boiler is a Main eco compact and was installed approximately 3-4 years ago.

Bedroom 1 w: 3.31m x l: 2.61m (w: 10' 10" x l: 8' 7")

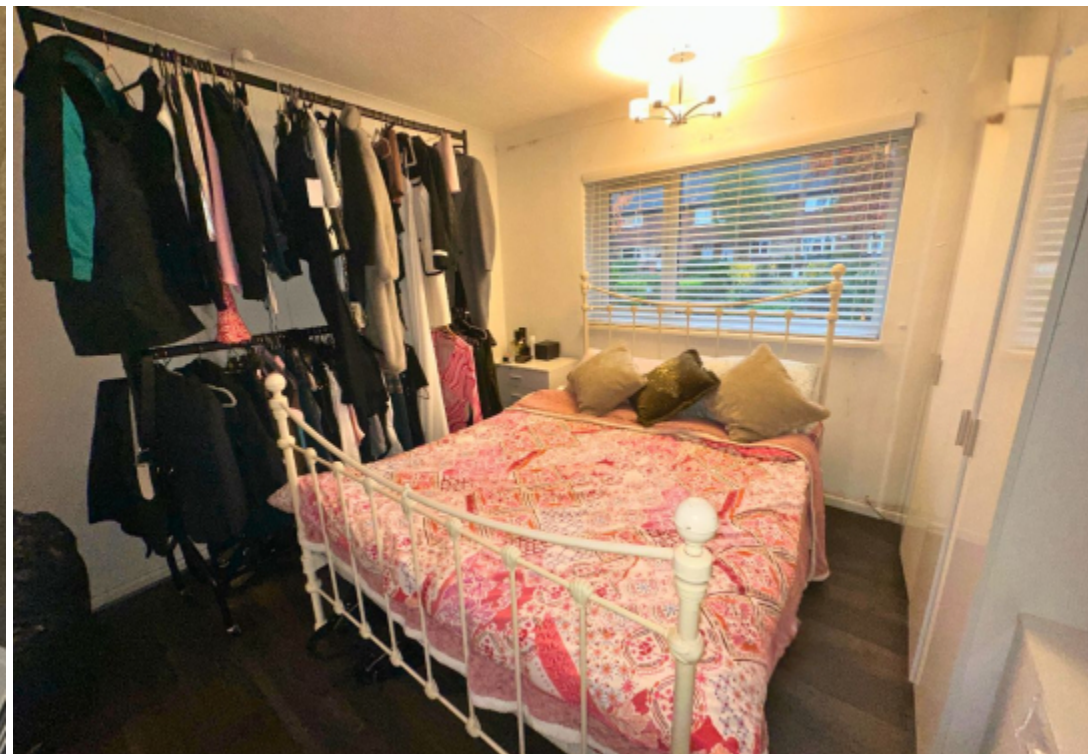
Perfect space for your refuge from the city, space for a full bedroom suit. The current occupants have instilled a clothes rail for that modern yet industrial look. There are endless possibilities for customising the room to your needs.

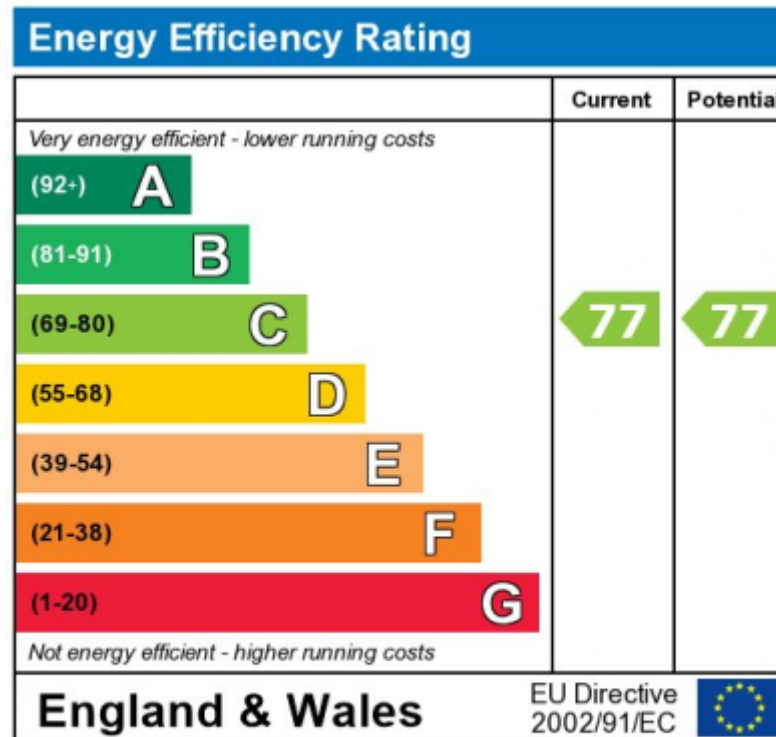
Bedroom 2 w: 3.32m x l: 3.4m (w: 10' 11" x l: 11' 2")

This L shaped room is deceptive in appearance - hosting space to make a cozy double bed nook.

Bathroom w: 1.97m x l: 1.66m (w: 6' 6" x l: 5' 5")

The bathroom features a full three-piece suite. Toilet, Wash hand basin and full size bath included. Don't feel like using gas? There is an electric overhead shower with a bifold screen.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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