



£75,000

Marhill Road, Carlton, Nottingham NG4 3AJ

EPC Rating C



Ground floor maisonette offered for sale with no upward chain. In brief, the ground floor property is accessed via a communal door with secure door entry system and comprises; an entrance hall, bedroom with fitted wardrobes, bathroom and open plan dining kitchen living room with bay window. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Leasehold - 108 years remaining.
- Ground Rent per annum is £530
- Service charge per annum is £1599.26
- Council Tax Band A

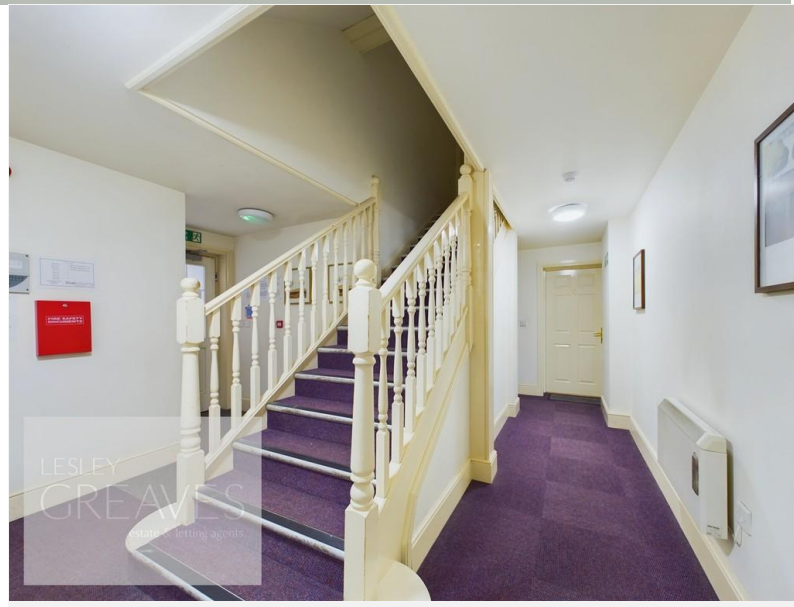
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*Any perspective purchaser must confirm with their own solicitor that the details regarding the lease and service charge are correct before purchasing the property

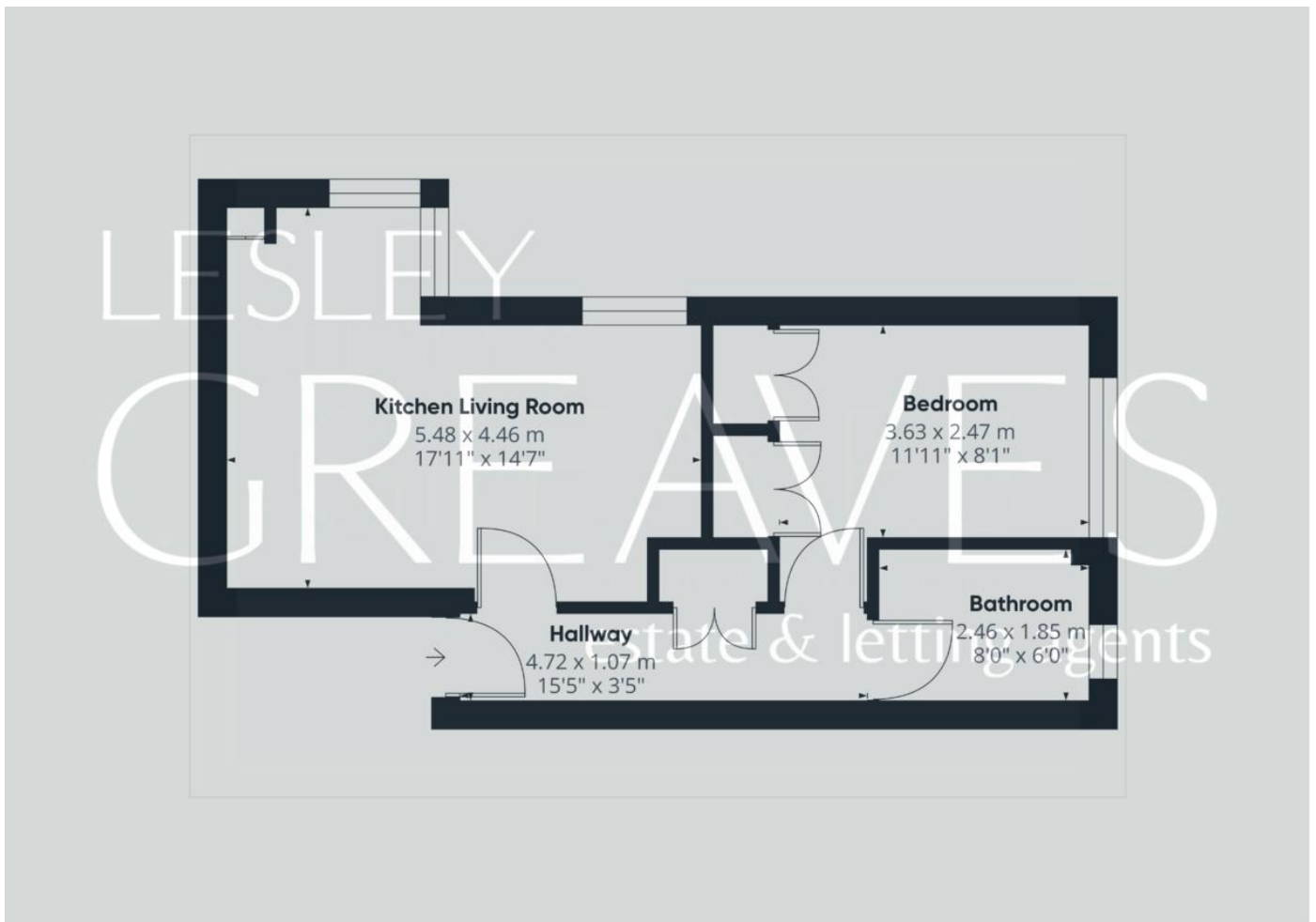
OPEN PLAN DINING KITCHEN LIVING ROOM 17' 11" x 14' 7" maximum measurements (5.46m x 4.44m)

BEDROOM 11' 11" to front of wardrobes x 8' 1" (3.63m x 2.46m)

BATHROOM 8' 0" x 6' 0" (2.44m x 1.85m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

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Nottingham
NG4 3HP

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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 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.

