



Offers Over £100,000

Douglas Avenue, Carlton, Nottingham NG4 1AY

EPC Rating C



A modern first floor one bedroom maisonette in a residential location offered with no upward chain. In brief, the apartment consists of an entrance hall and landing, bedroom, bathroom, kitchen/open plan living area leading to a balcony with views to the rear of the property.

The double bedroom to the front of the property comprises a wardrobe hanging space and uPVC double glazed window with views to the front. The bathroom consists of a white modern three piece suite, electric shower and is tiled throughout. The bright open plan living area includes a fitted kitchen with oven and hob as well as space for under-counter appliances, and also has a uPVC patio door leading to a balcony with views to the south.

The property also benefits from having electric heating, uPVC double glazing, an external storage cupboard and allocated parking space.

Carlton is a popular residential area close to a wide range of amenities including schools, local shopping areas, supermarkets, playing fields and public transport links to Nottingham City Centre.

HALLWAY 5' 1" x 2' 10" (1.56m x 0.87m)

LANDING 6' 0" x 5' 11" (1.83m x 1.81m)

OPEN PLAN LIVING/KITCHEN 16' 11" x 14' 7" (5.18m x 4.46m)

BEDROOM 11' 4" x 9' 8" (3.47m x 2.96m)

BATHROOM 8' 2" x 3' 9" (2.51m x 1.15m)

- Leasehold -Length of lease 125 years, 93 years remaining
- Ground Rent per annum is £1.00 peppercorn
- Service charge per annum is £741.25 (£61.77 p/m)
- Please note any client wishing to purchase the property must ensure these figures are correct before purchasing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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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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.

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