

Hamilton Court, Carrington, NG5 1AU Guide Price £100,000-£110,000 Leasehold



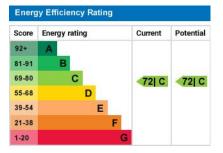
Hamilton Court, Hamilton Road, Carrington

1 Bedroom, 1 Bathroom

Guide Price £100,000-£110,000

- One Bedroom First Floor Apartment
- Ideal FTB or BTL
- No Onward Chain
- Allocated Parking Space
- Open Plan Living
- Long Lease 979 Years Remaining
- Leasehold

GUIDE PRICE £100,000-£110,000. Suiting buy to let investors and first time buyers alike, this well proportioned one bedroom first floor apartment situated in this modern purpose built development requires early viewing. Situated on the first floor, the apartment comprises of an entrance hall area opening out into an open plan living space with a triangular shaped bay window and plenty of space for living and dining and a separate kitchen area. There is a double bedroom complete with fitted storage and en-suite bathroom. Externally the property benefits from an allocated parking space.









HALLWAY With wood effect laminate flooring, uPVC double glazed window, intercom system, ceiling light and opening out into the living area.

LOUNGE/DINER 16' 10" x 16' 4" max (5.13m x 4.98m) With wood effect laminate flooring, a triangular shaped uPVC double glazed bay window, electric storage heater, two ceiling lights and open plan to the kitchen area.

KITCHEN 9' 10" x 6' 1" (3m x 1.85m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, hob and extractor over, integrated dishwasher, washing machine and fridge with ice box, wood effect laminate flooring, uPVC double glazed window and ceiling light.

BEDROOM 14' max x 13' 8" max (4.27m x 4.17m) With wood effect laminate flooring, a range of fitted wardrobes, uPVC double glazed window, wall mounted electric heater, airing cupboard and two ceiling lights.

BATHROOM With a fitted suite comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail, opaque uPVC double glazed window and ceiling light.

EXTERNAL The property benefits from an allocated parking space.

LEASE INFORMATION Remaining Lease Length: 979 Years Remaining Ground Rent: £120.00 p/a Approximate Annual Service Charge: £1,900.00











FIRST FLOOR 513 sq.ft. (47.7 sq.m.) approx.



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