



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

  
**MARTIN&CO**

# 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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