



16 Carlton Heights, Carlton Hill, Nottingham, NG4 1GP
Guide Price £110,000-£120,000 Leasehold


MARTIN & CO

Carlton Heights, Carlton Hill

2 Bedrooms, 1 Bathroom

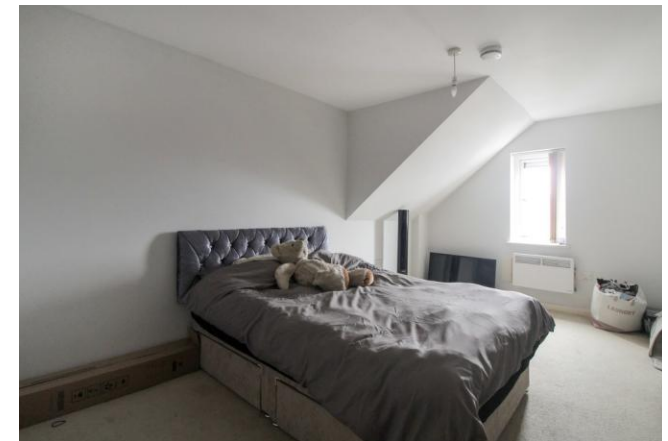
Guide Price £110,000-£120,000

- Two Bedroom Second Floor Apartment
- Ideal FTB or BTL
- Open Plan Living
- Two Double Bedrooms
- Allocated Parking Space
- Centrally Located Development

GUIDE PRICE £110,000-£120,000. An attractive two bedroom second floor apartment situated in this centrally located development on the doorstep of an array of local amenities. Suiting Buy To Let Investors or First Time Buyers alike, the property briefly comprises of a hallway, open plan living/dining/kitchen, two generously sized double bedrooms and a fitted bathroom. Benefitting from an allocated parking space, early viewing is strongly recommended.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With wood effect laminate flooring, wall mounted electric heater, large storage cupboard, airing cupboard and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 23' 7" x 10' 7" (7.19m x 3.23m) With an open plan living area with wood effect laminate flooring, wall mounted electric heater, uPVC double glazed window to the front elevation and ceiling light. The fitted kitchen has a range of 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 hood over, washing machine plumbing, wood effect laminate flooring, intercom system and ceiling light.

MASTER BEDROOM 15' 10" x 9' 7" (4.83m x 2.92m) With a fitted carpet, wall mounted electric heater, uPVC double glazed window to the front elevation and ceiling light.

BEDROOM TWO 15' 10" x 7' 9" (4.83m x 2.36m) With a fitted carpet, wall mounted electric heater, uPVC double glazed window to the front elevation and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with mains fitted mixer bar shower over, low flush w.c., pedestal wash hand basin, ceramic floor and wall tiling, chrome heated towel rail and ceiling light.

EXTERNAL The property benefits from an allocated parking space.

LEASE INFORMATION Remaining Lease Length:
Ground Rent:
Approximate Annual Service Charge:



SECOND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.