



## 35 D B H House Carlton Square, Carlton – NG4 3LX

Guide Price £70,000

DavidJames  
the estate agent



## 35 D B H House Carlton Square

Carlton, Nottingham

Council Tax band: A

Tenure: Share of Freehold

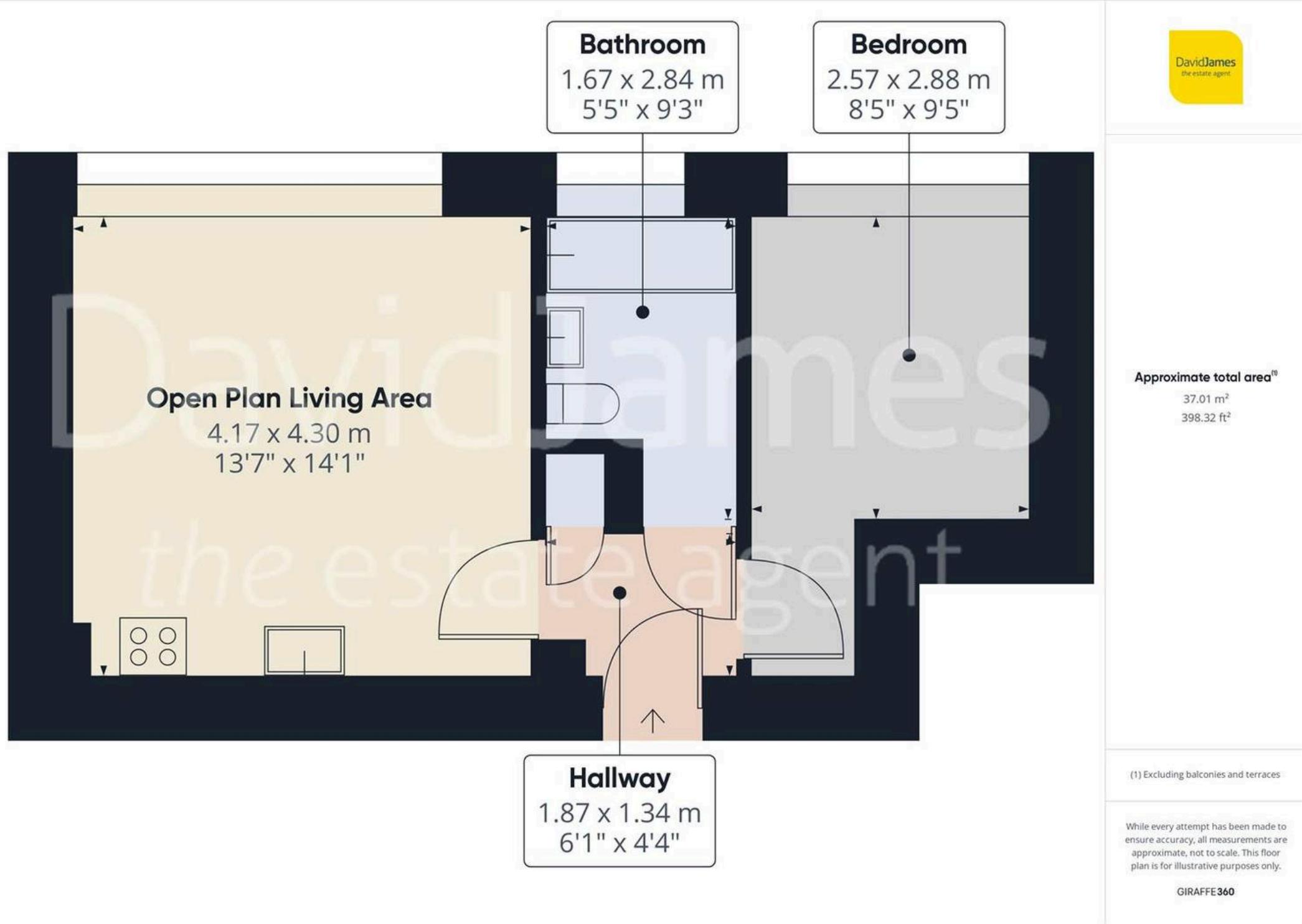
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Fourth floor flat situated in this modern converted development available to purchase by cash buyers
- One bedroom with laminate flooring
- Entrance hall with laminate flooring and cupboard contains hot water tank and washing machine
- Open plan lounge/kitchen area with laminate flooring
- Kitchen with white gloss handle less units and integrated oven, hob, extractor, fridge/freezer, dishwasher and wine cooler
- Bathroom/Wc with white suite, mains shower with rainwater shower head and the luxury of a built in TV to the bath area
- Electric heating, double glazing, security intercom system, development served by a lift
- Oak panelled doors throughout and spotlights to all rooms
- Sold with no upward chain, perfect first time buy or investment opportunity
- Views across the local area from the lounge and bedroom









## David James Estate Agents

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