



## 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

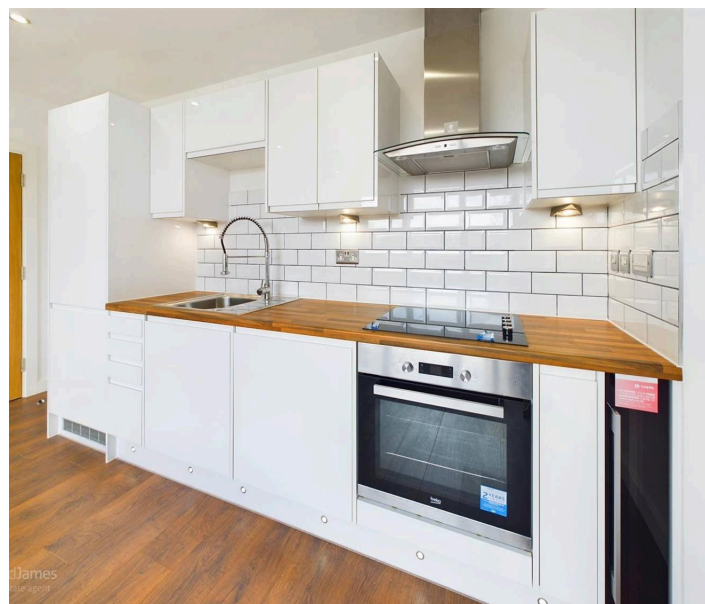
Council Tax band: A

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















Approximate total area<sup>(1)</sup>

37.01 m<sup>2</sup>

398.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.