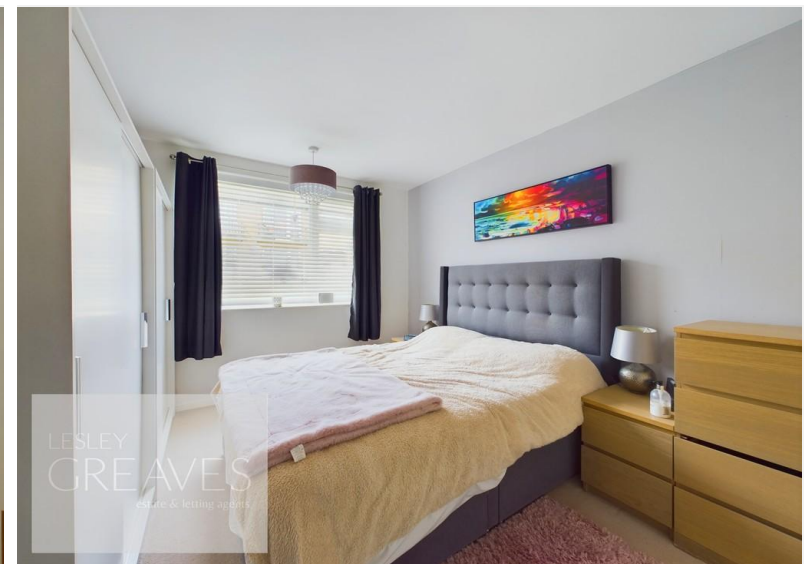




£120,000

Ash Court, Carlton, Nottingham NG4 1HB

EPC Rating C



Well presented, uPVC double glazed and gas central heated ground floor maisonette complete with a garage and roof terrace!

In brief, the accommodation comprises an entrance hallway with built in storage cupboard, two bedrooms with one currently being utilised as a dining room, with built in storage cupboard. Bathroom with an electric shower over the bath, white kitchen with spaces for appliances and living room with patio doors onto the roof terrace.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.



- Leasehold
- Council tax band A

The lease runs for 149 years from 1st August 1970 with 95 years remaining

There is a yearly ground rent charge of £10, purchasers are to ensure this information is correct and up to date prior to buying the property

LIVING ROOM 15' 7" x 11' 8" (4.75m x 3.56m)

KITCHEN 8' 11" x 7' 5" (2.72m x 2.26m)

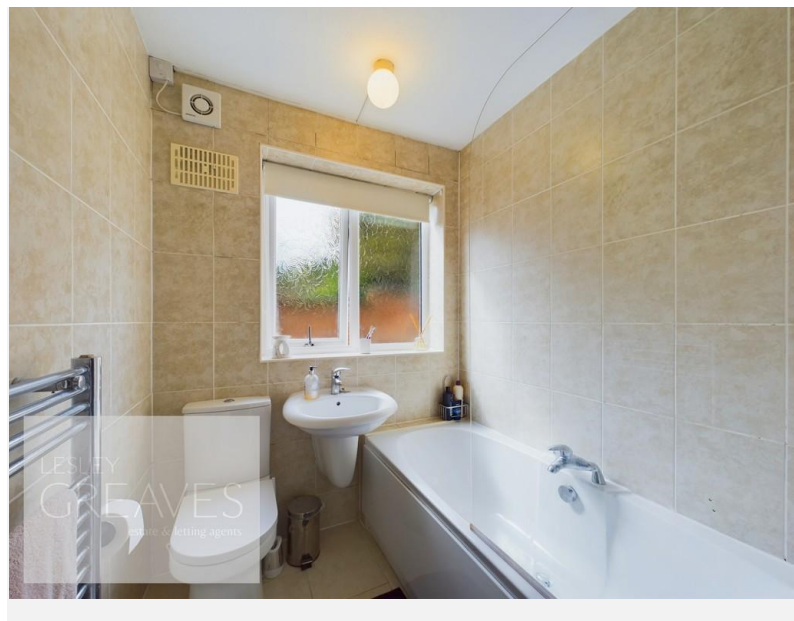
BATHROOM 8' 11" x 5' 9" maximum (2.72m x 1.75m)

BEDROOM ONE 12' 2" x 9' 10" (3.71m x 3m)

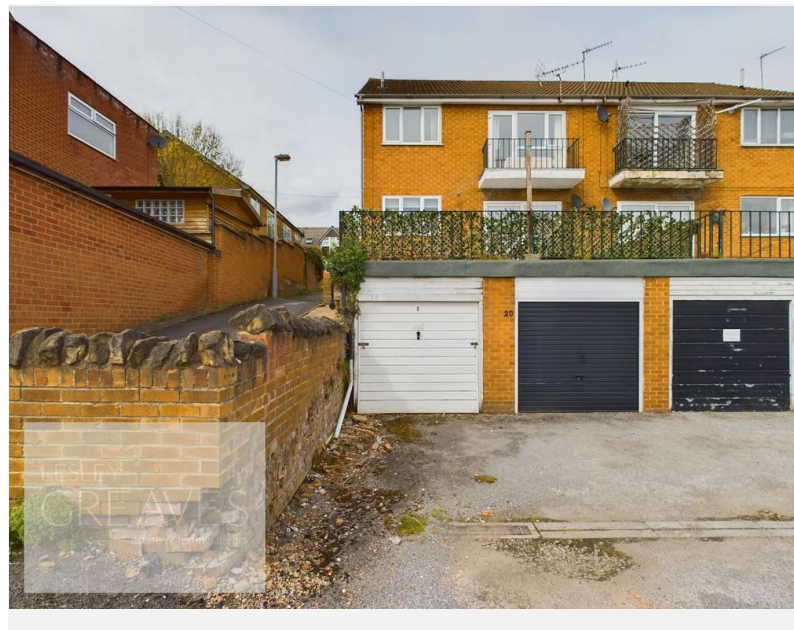
BEDROOM TWO 8' 9" x 7' 5" (2.67m x 2.26m)

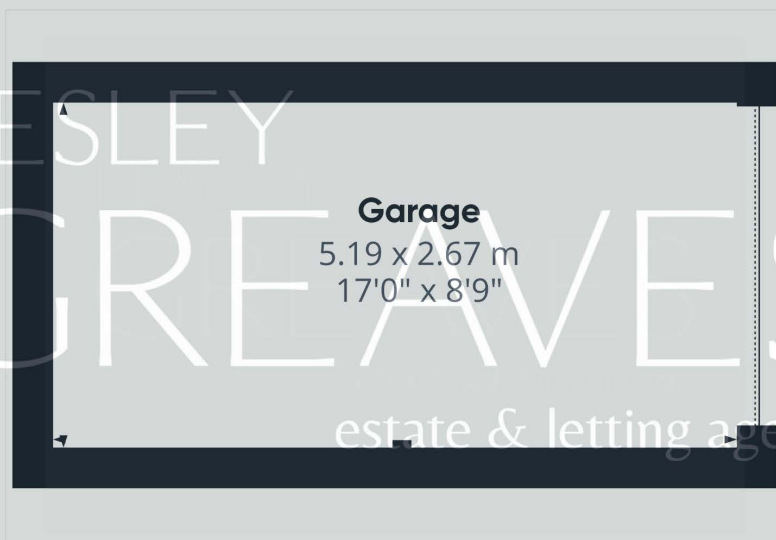
TERRACE 22' 2" x 17' 1" (6.76m x 5.21m)

GARAGE 17' 0" x 8' 9" (5.18m x 2.67m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCAL AUTHORITY: Gedling Borough Council COUNCIL TAX BAND: A

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296