



LESLEY
GREAVES
estate & letting agents

£130,000-£140,000

GUIDE PRICE

STANDHILL ROAD CARLTON

- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- LOUNGE/DINER
- MODERN KITCHEN
- GARAGE
- BALCONY
- EPC D



LESLEY
GREAVES
estate & letting agents



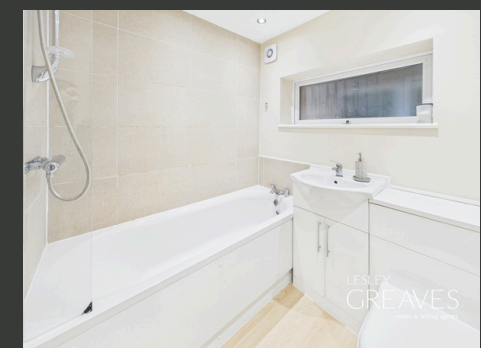
LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents

Ground Floor Two-Bedroom Maisonette in Prime Location

THIS BEAUTIFULLY PRESENTED TWO BEDROOM MAISONETTE IS PERFECTLY POSITIONED JUST A SHORT WALK FROM LOCAL AMENITIES AND REPUTABLE SCHOOLS, WITH FREQUENT BUS SERVICES PROVIDING SEAMLESS ACCESS TO NOTTINGHAM CITY CENTRE AN IDEAL OPPORTUNITY FOR FIRST TIME BUYERS, INVESTORS, OR THOSE LOOKING TO DOWNSIZE.

UPON ENTRY, A BRIGHT AND WELCOMING HALLWAY LEADS TO ALL ROOMS. THE SPACIOUS LIVING AND DINING AREA OFFERS A COMFORTABLE SPACE FOR BOTH RELAXATION AND ENTERTAINING, WITH A DOOR OPENING ONTO A PRIVATE BALCONY THAT SHOWCASES STUNNING VIEWS. THE WELL-APPOINTED KITCHEN PROVIDES AMPLE ROOM FOR FREESTANDING APPLIANCES AND INCLUDES A USEFUL ADDITIONAL STORAGE CUPBOARD.

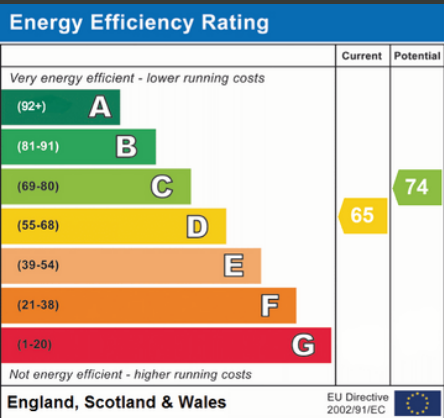
THE PROPERTY FEATURES A DOUBLE BEDROOM ALONGSIDE A SINGLE BEDROOM, BOTH DESIGNED FOR COMFORT. A MODERN FITTED BATHROOM COMPLETES THE INTERIOR, OFFERING A SLEEK AND STYLISH THREE-PIECE SUITE.

EXTERNALLY, THE MAISONETTE BENEFITS FROM A PRIVATE GARAGE AT THE REAR, PROVIDING SECURE PARKING AND VALUABLE ADDITIONAL STORAGE SPACE, ALONG WITH ADDITIONAL PRIVATE PARKING AVAILABLE AT THE FRONT OF THE PROPERTY FOR ADDED CONVENIENCE.

SITUATED IN A SOUGHT-AFTER AND WELL-CONNECTED LOCATION, THIS FANTASTIC HOME PRESENTS A SUPERB OPPORTUNITY FOR A VARIETY OF BUYERS LOOKING FOR CONVENIENCE, COMFORT, AND STYLE.

LEASE LENGTH 999 YRS STARTED 1969 YRS REMAINING YEARS
THE GROUND RENT IS £10 AND ADDITIONAL FEES FOR THE PROPERTY TOTAL £33.65.

- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 46 SQ METERS





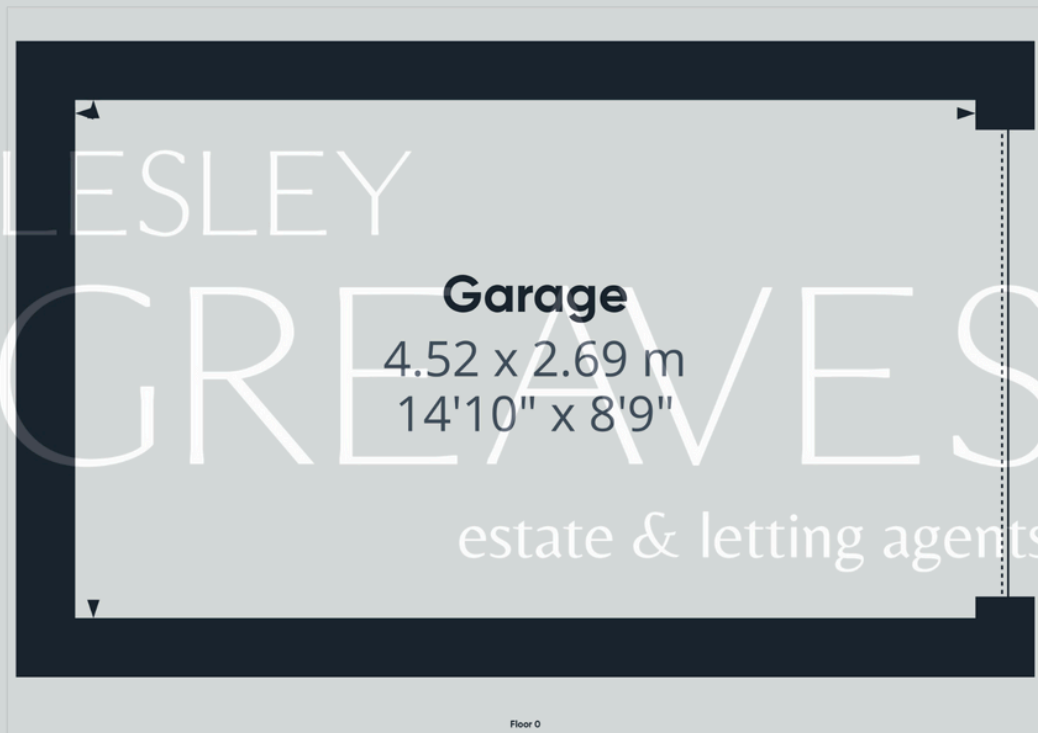
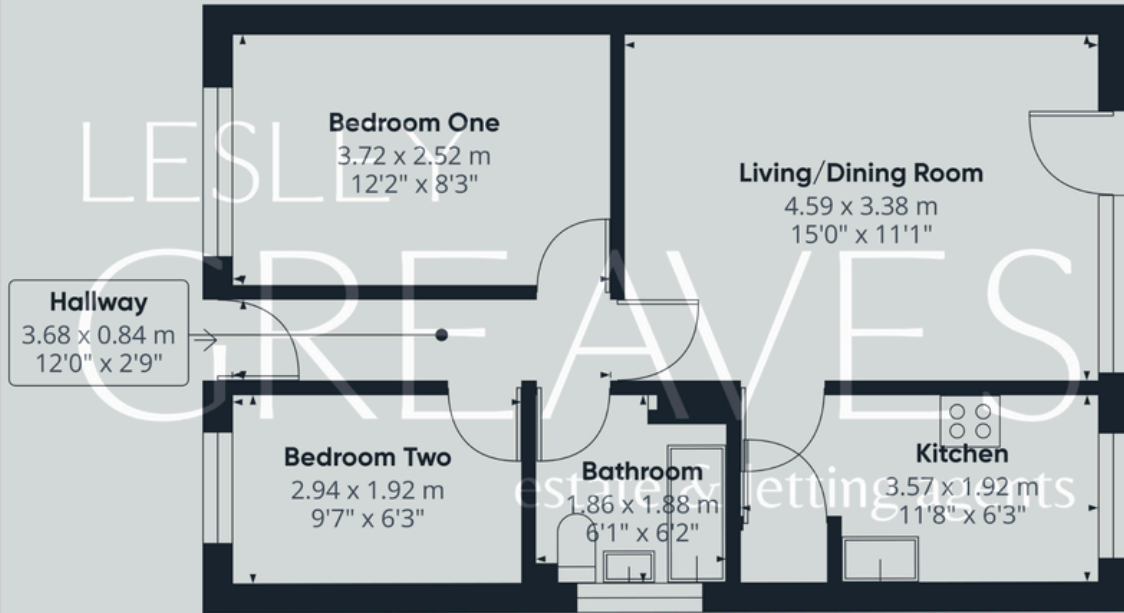
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk