



Flat 3 Douglas Court Oakdale Road, Carlton, Nottingham – NG4 1AY

Guide Price £110,000–£120,000

DavidJames
the estate agent



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Carlton, Nottingham

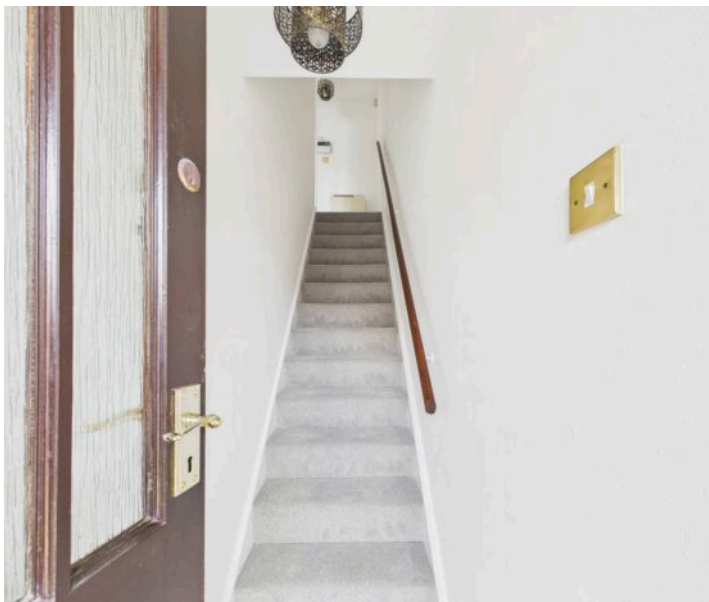
GUIDE PRICE £110,000 – £120,000 Recently renovated first-floor maisonette with no chain! Neutral decor, open plan living and balcony views over the Trent Valley. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish and renovated first-floor maisonette
- Offered to the market with no upward chain
- Located close to local amenities, parks and frequent City-bound bus services
- Bright and spacious open-plan living/kitchen area
- Private balcony with excellent views across the Trent Valley
- Modern fitted kitchen area with integrated oven, hob and contemporary units
- Generously-sized double bedroom with new soft carpeting and built-in wardrobes
- Fully refurbished bathroom with white suite, Triton shower and marble-effect splashbacks
- Recent window installations (FENSA approved), water heating system and flooring throughout
- Allocated parking to the rear









**Entrance
Hallway**
0.87 x 1.60 m
2'10" x 5'3"

Floor 0



Floor 1

Approximate total area⁽¹⁾

44 m²

474 ft²

Balconies and terraces

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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