



**11 Fairway Drive, Carlton – NG4 1SJ**

Guide Price **£110,000**

**DavidJames**  
the estate agent



## 11 Fairway Drive

Carlton, Nottingham

Spacious one-bedroom top-floor apartment in Carlton with open-plan living, double bedroom, bathroom, allocated parking, gas central heating, and UPVC double glazing.

Council Tax band: A

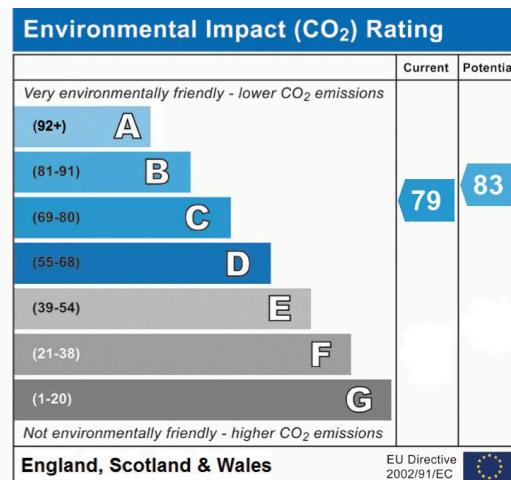
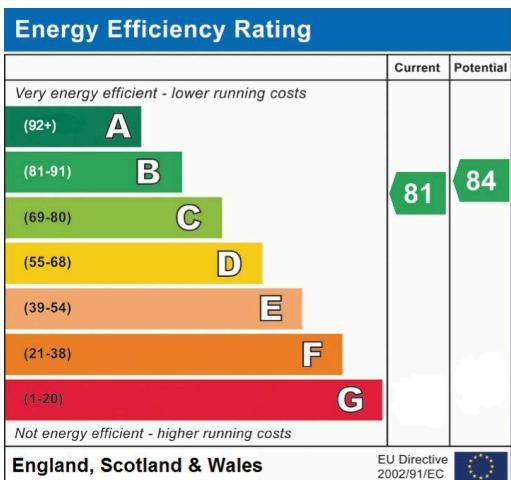
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Spacious top-floor apartment in a popular residential area, available with no upward chain
- Well-suited to professionals or couples seeking low-maintenance living
- Secure communal entrance providing privacy and safety
- Bright open-plan living space with dual-aspect windows and wood-effect flooring
- Kitchen area with a range of wall and base units and integrated cooking appliances
- Generously sized double bedroom with ample natural light throughout
- Contemporary family bathroom with three-piece suite
- Allocated off-street parking space
- Regular bus services nearby connecting to the city and surrounding areas
- Conveniently located within walking distance of Carlton's amenities







Approximate total area<sup>(1)</sup>  
51.9 m<sup>2</sup>  
559 ft<sup>2</sup>

(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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