



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Approximate total area⁽¹⁾
51.9 m²
559 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.

GIRAFFE360

