



10 Colbrook Place Midland Road, Carlton – NG4 2GH

Guide Price £135,000



10 Colbrook Place Midland Road

Carlton, Nottingham

CHAIN FREE! Modern second-floor apartment with spacious open-plan kitchen/living alongside 2 beds, bathroom & en-suite with allocated parking, close to shops, train & bus links & Victoria Retail Park!

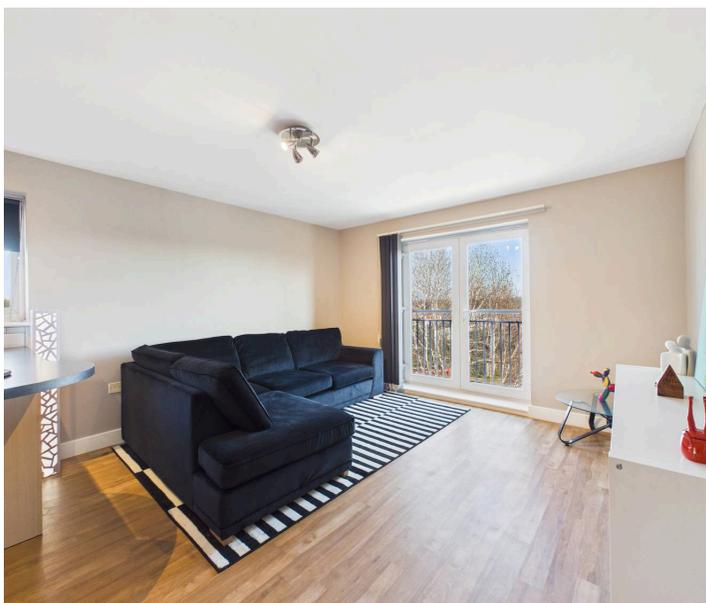
Council Tax band: B

Tenure: Leasehold

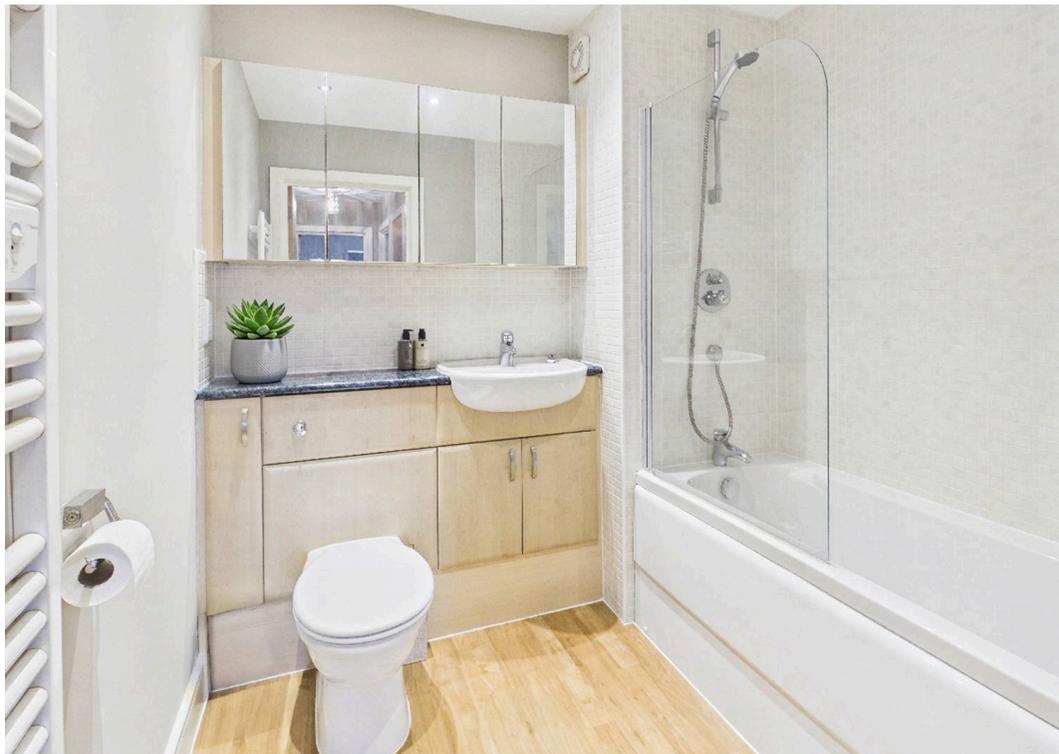
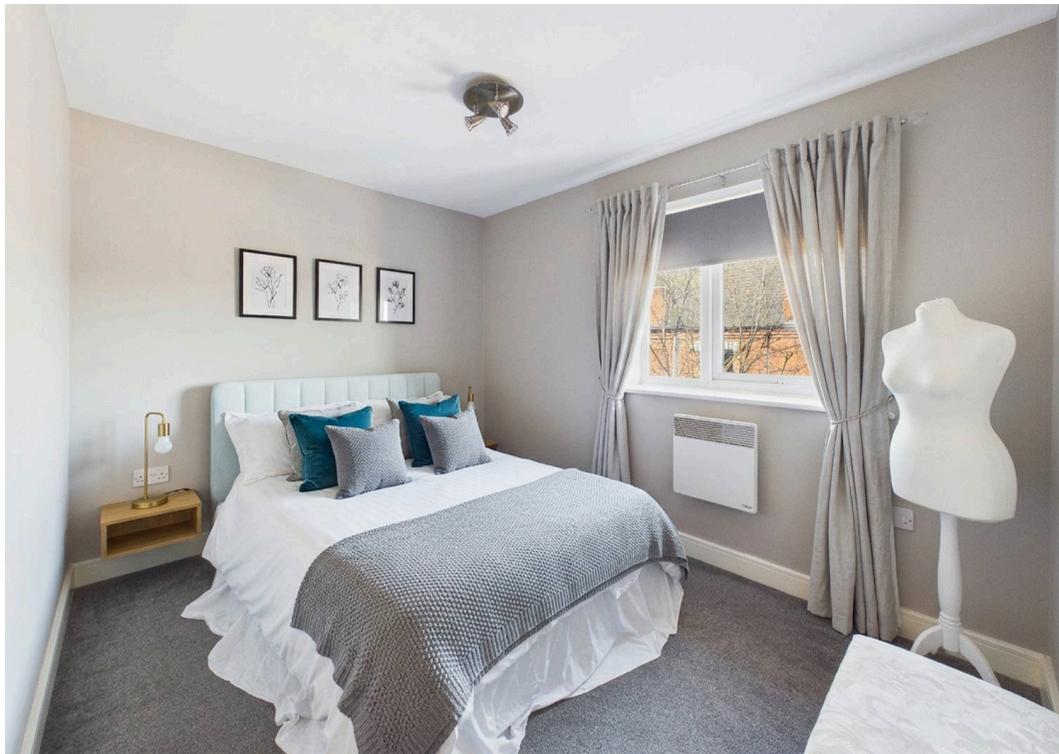
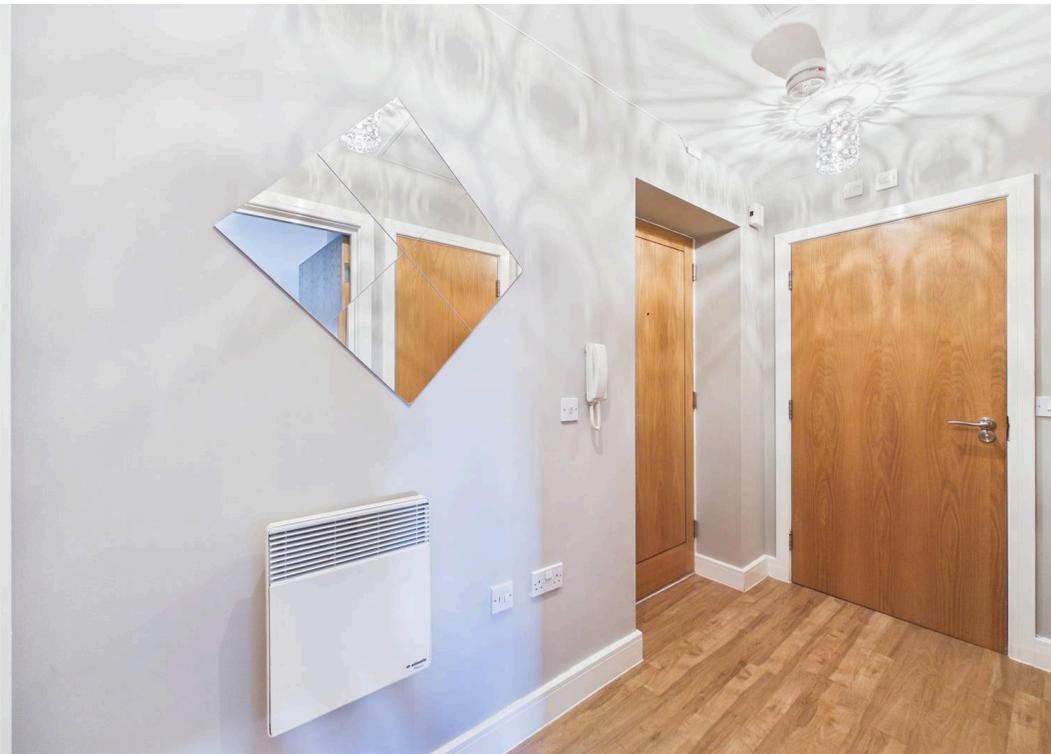
EPC Energy Efficiency Rating: C

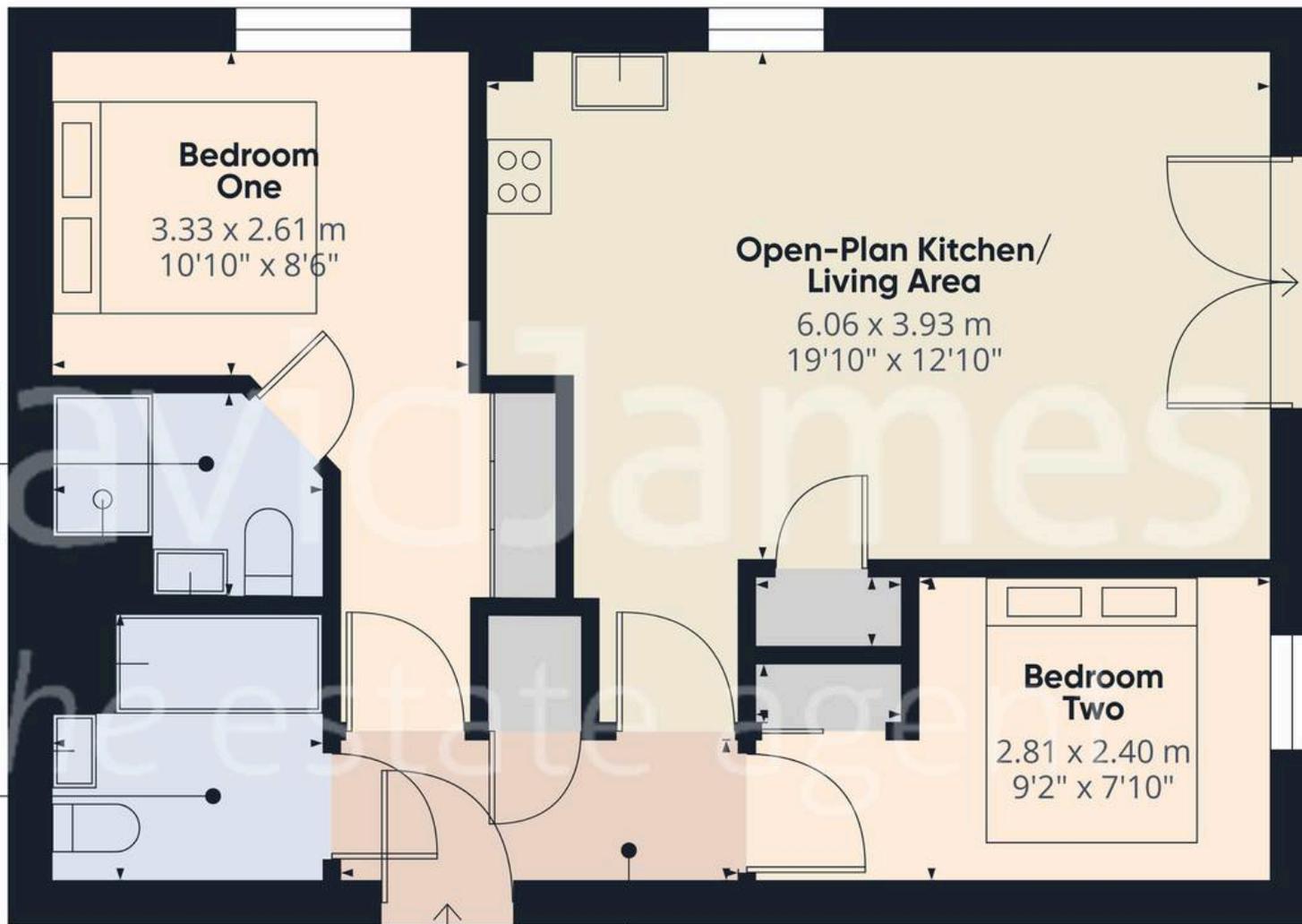
EPC Environmental Impact Rating: C

- Modern second-floor apartment with no chain
- Well-connected location near bus routes, train link, shops and Victoria Retail Park
- Ideal purchase for first-time buyers, professionals or savvy investors
- Spacious open-plan kitchen/living area with dual-aspect windows
- Modern two-tone kitchen with breakfast bar and range of integrated appliances
- Light-filled living space with French doors opening to an elegant Juliet balcony
- Generous main bedroom with fitted wardrobes and modern en-suite shower room
- Comfortable second double bedroom with built-in sliding door wardrobes
- Modern three-piece bathroom suite with fitted combination basin and WC unit
- Allocated parking space with secure intercom









**En-Suite
Shower Room**
2.14 x 1.56 m
7'0" x 5'1"

Bathroom
2.13 x 2.15 m
7'0" x 7'0"

Entrance Hallway
3.03 x 1.15 m
9'11" x 3'9"

**Open-Plan Kitchen/
Living Area**
6.06 x 3.93 m
19'10" x 12'10"

**Bedroom
One**
3.33 x 2.61 m
10'10" x 8'6"

**Bedroom
Two**
2.81 x 2.40 m
9'2" x 7'10"

Approximate total area⁽¹⁾
57.9 m²
623 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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.