

St. Austins Court, Carlton, Nottingham, Nottinghamshire NG4 3EZ



£110,000 Leasehold



This good size Two Bedroom Ground Floor Self Contained Flat situated just a few minutes walk to amenities, and main line bus routes to Nottingham, is perfect for first time buyers, and downsizes alike. The chain free accommodation comprises;- private entry door giving access to a hallway with doors branching to the rear aspect Lounge/Diner, front aspect fitted Kitchen, 2 Double Bedrooms, and the Wet Room. The property also offers: gas central heating where specified, uPVC double glazing, communal grounds and gardens and plenty of private or street residents parking.

The property comprises of:

Hallway 18'8" x 2'11"

Includes storage cupboard, l'm doors to living room, bedroom one, bedroom two, bathroom and toilet, and kitchen.

Living Room 13'11" x 11'5"



Includes radiator, double glazed window to rear elevation, and feature fireplace with pine mantelpiece.

Kitchen 7'0" x 11'6"



Includes a range of wall and base units, rolltop worktops, freestanding cooker unit with stainless steel overhead extractor, stainless steel sink with stainless steel Taps, electric storage heater, Potterton boiler, and double glazed window to front elevation.

Bedroom One 11'8" x 11'8" max



Includes radiator, two double glazed windows to rear elevation, and fitted wardrobe.

Bedroom Two 11'5" x 8'5"



Includes fitted wardrobes, radiator, double glazed window to front elevation.

Shower Room 6'9" x 8'5"



Includes radiator, pedestal sink with stainless steel taps, W. C, electric shower, double glazed window to front elevation, and airing cupboard containing the hot water tank with linen storage.

Other Information

This property has a Leasehold Tenure is a Council Tax Band C with an EPC rating "D".

The ground rent is £10 p.a and the lease extends to 2114, the service charge for 01/04/2021 to 31/03/2022 is £813.94.

Viewing is strictly arranged via Belvoir so please call today and arrange an appointment.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

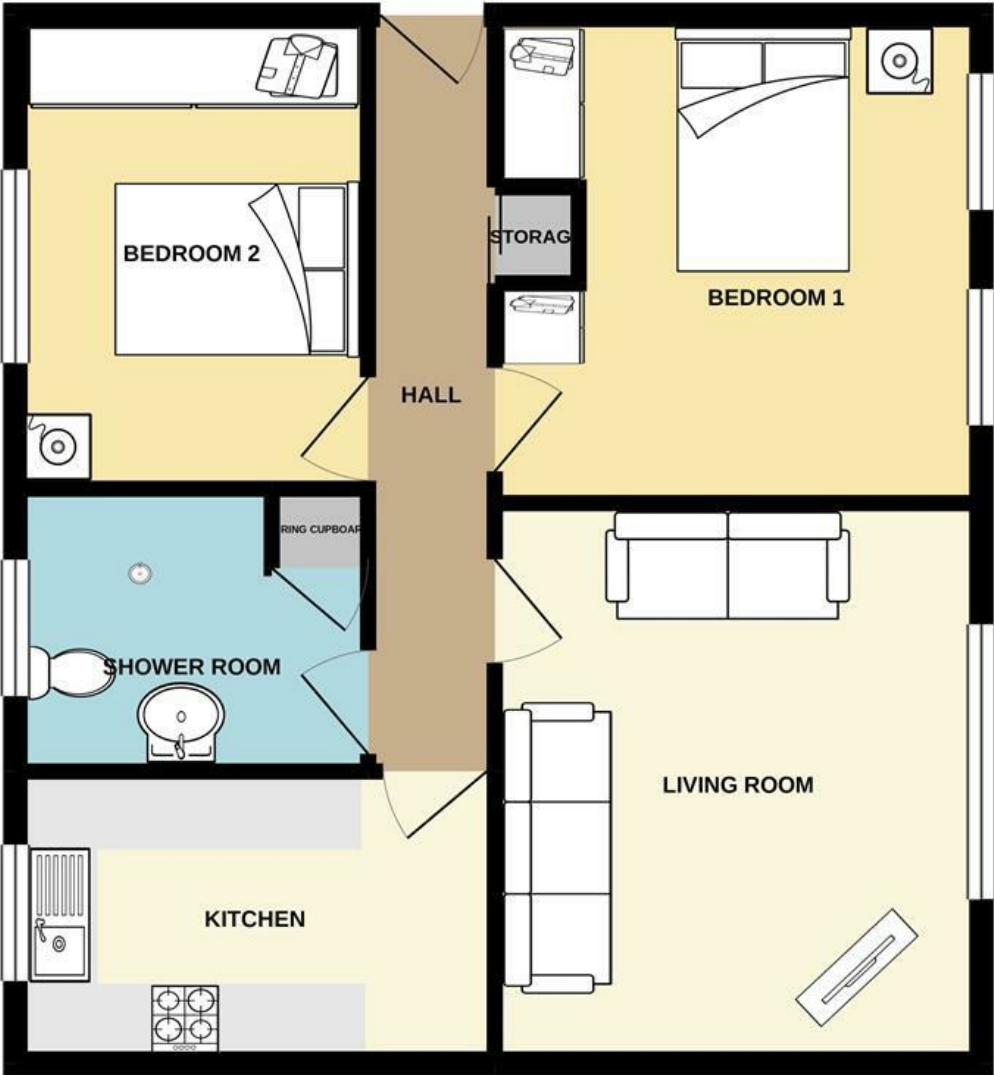
1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.

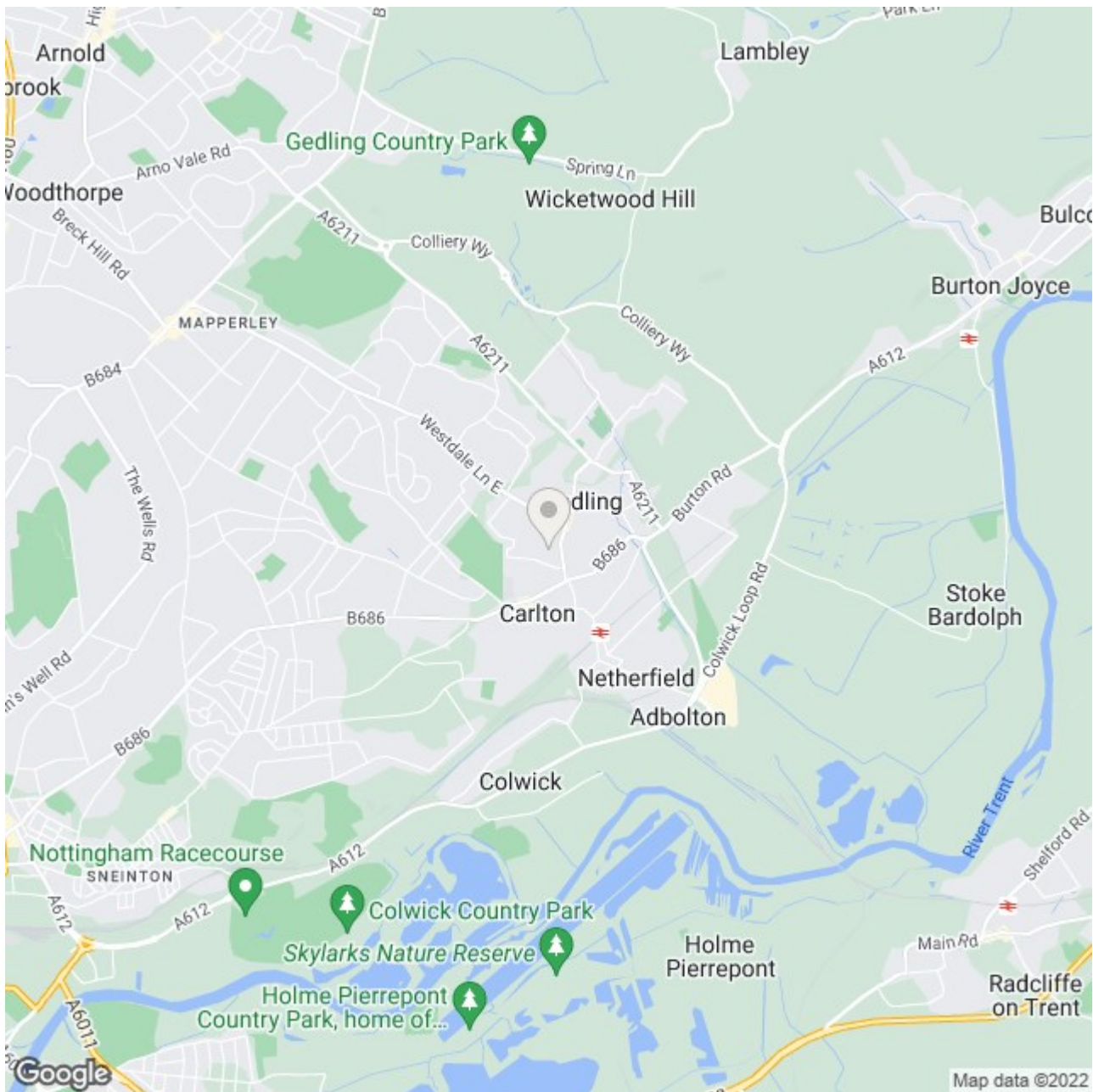
PURCHASE PROCEDURE All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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