



£85,000

Marhill Road, Nottingham, NG4 3AJ

EPC Rating C

Council Tax Band: A

Local Authority: Gedling Borough Council

Ground floor maisonette offered for sale with tenant in situ. In brief the property is accessed via a communal door with secure door entry system and comprises; an entrance hall, bedroom with fitted wardrobes, bathroom and open plan dining kitchen living room with bay window. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Leasehold - 108 years remaining.
- Ground Rent per annum is £530
- Service charge per annum is £1599.26

*Any prospective purchaser must confirm with their own solicitor that the details regarding the lease and service charge are correct before purchasing the property

OPEN PLAN DINING KITCHEN LIVING ROOM 18' 0" x 14' 10" into bay (5.50m x 4.53m)

BEDROOM 12' 0" to front of wardrobes x 8' 2" (3.66m x 2.49m)

BATHROOM 8' 1" x 6' 0" (2.47m x 1.85m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		