

Guide Price £110,000-£120,000

Freemans Terrace, Carlton, Nottingham NG4 3BE

EPC Rating C



First floor flat offered for sale with no upward chain located within a popular residential area close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

In brief there is a useful store room by the internal front door and the property comprises a living room, shower room, separate WC, double bedroom and a kitchen with pantry. There are multiple storage cupboards off the hallway along with access to the loft.

The property has uPVC double glazed windows and is gas central heated via a back boiler.

- Leasehold
- Council tax band A

The lease runs from 1.10.2003 for 125 years with 104 years remaining.

There is currently a ground rent of £10 annually to pay and service charges are currently £31.26 per calendar month.

Any perspective purchaser must confirm with their own solicitor that the details regarding the lease are correct before purchasing the property.

LIVING ROOM 15' 2" x 10' 2" (4.62m x 3.1m)

KITCHEN 11' 10" x 8' 6" (3.61m x 2.59m)

PANTRY 5' 11" x 3' 4" (1.8m x 1.02m)

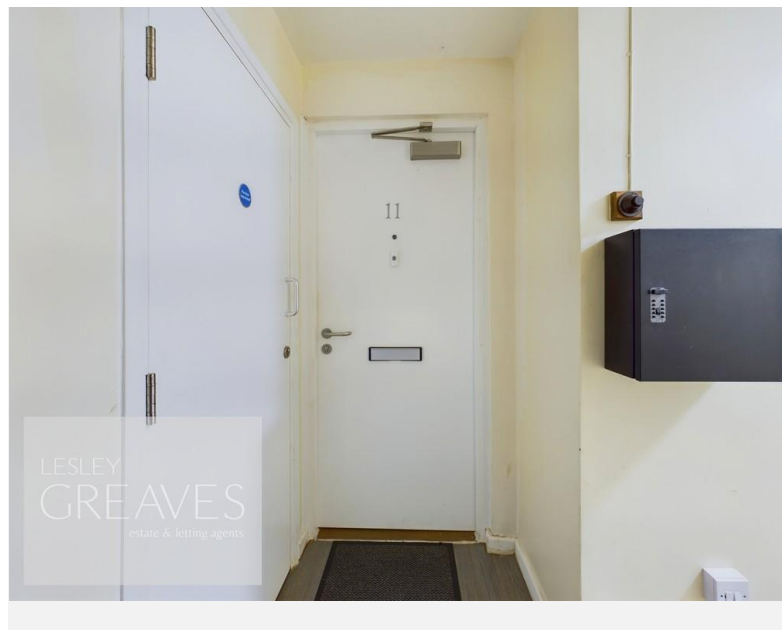
BEDROOM 12' 1" x 10' 0" (3.68m x 3.05m)

SHOWER ROOM 6' 4" x 5' 9" (1.93m x 1.75m)

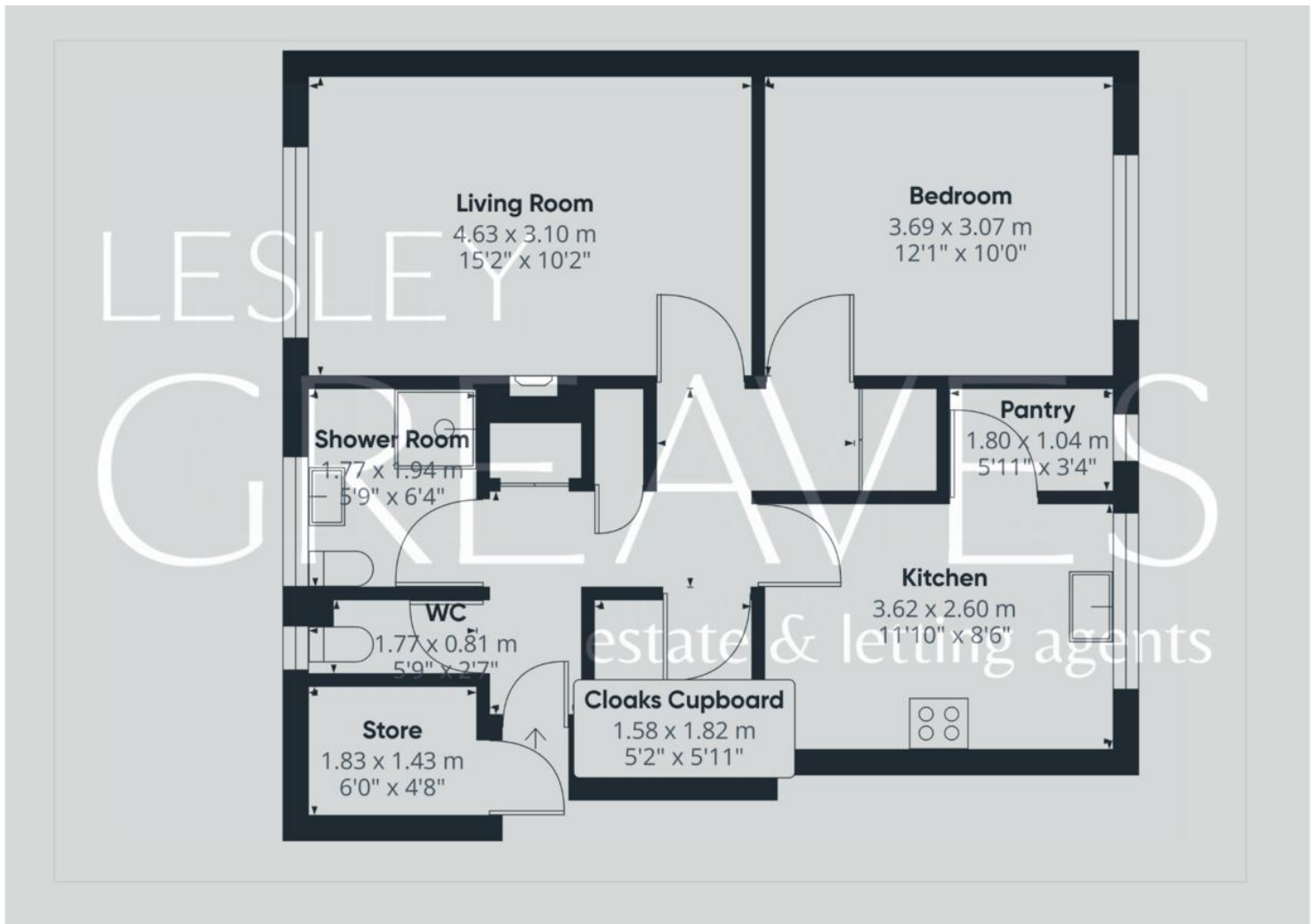
WC 5' 9" x 2' 7" (1.75m x 0.79m)

CLOAKS CUPBOARD 5' 11" x 5' 2" (1.8m x 1.57m)

STORE ROOM 6' 0" x 4' 8" (1.83m x 1.42m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

