



**£125,000-£135,000**

Guide Price

VALLEY COURT  
CARLTON

- TWO BEDROOM APARTMENT
- OPEN PLAN LIVING
- SHOWER ROOM
- SECURE GATED PARKING
- GARDEN
- NO UPWARD CHAIN
- EPC C



## Two-Bedroom Apartment With No Upward Chain

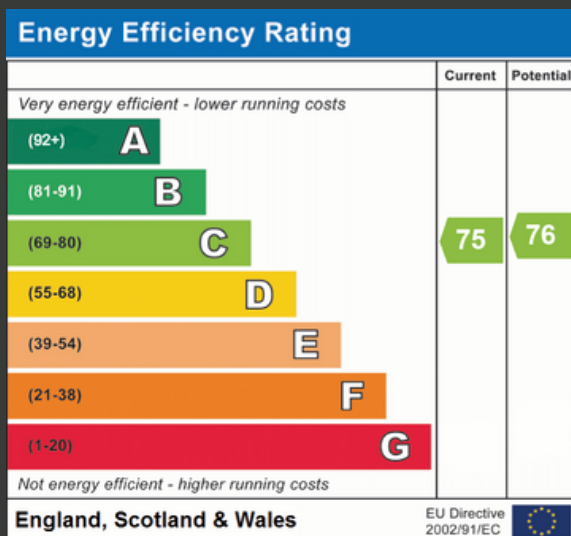
THIS WELL-PRESENTED TWO-BEDROOM APARTMENT IS AN IDEAL OPTION FOR BOTH FIRST-TIME BUYERS AND INVESTORS, OFFERED WITH NO UPWARD CHAIN. BOASTING SPACIOUS ACCOMMODATION, THE PROPERTY IS SITUATED IN A SOUGHT-AFTER LOCATION WITH EASY ACCESS TO A VARIETY OF AMENITIES, INCLUDING RESTAURANTS, SHOPS, AND HIGHLY REGARDED LOCAL SCHOOLS.

UPON ENTERING, YOU'RE GREETED BY A WELCOMING HALLWAY WITH A SECURE DOOR ENTRY SYSTEM. THE GENEROUS OPEN-PLAN LIVING AREA OFFERS A COMFORTABLE LOUNGE AND DINING SPACE, WITH FRENCH DOORS LEADING TO A PRIVATE REAR GARDEN PERFECT FOR INDOOR-OUTDOOR LIVING. THE MODERN FITTED KITCHEN PROVIDES AMPLE ROOM FOR FREESTANDING APPLIANCES AND INCLUDES SPACE FOR A DINING TABLE. THE PROPERTY IS COMPLIMENTED BY TWO GOOD SIZED BEDROOMS AND A SEPARATE SHOWER ROOM.

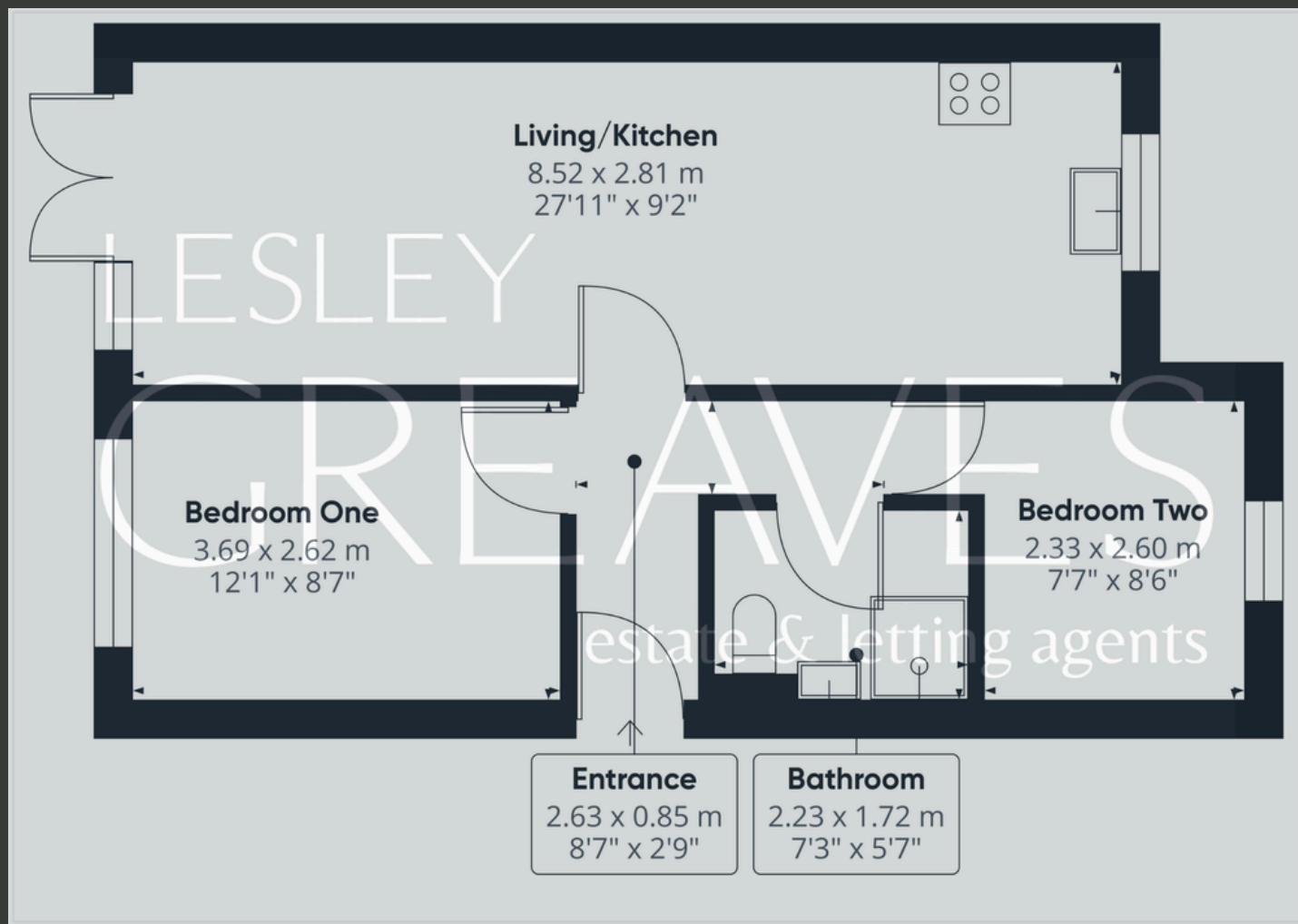
ADDITIONAL BENEFITS INCLUDE SECURE, GATED ALLOCATED PARKING, ADDING PEACE OF MIND AND PRACTICALITY TO THIS EXCEPTIONAL PROPERTY.

GROUND RENT & SERVICE CHARGE £1,805.67 PER ANNUM  
LENGTH OF LEASE 999YRS STARTED 01/09/2002

- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 51 SQ METERS







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