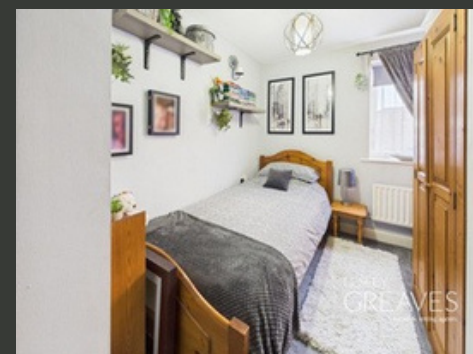




£120,000

FOXHILL ROAD
CARLTON

- SPACIOUS APARTMENT
- OPEN PLAN LIVING
- GOOD LOCATION
- PARKING
- TWO BEDROOMS
- EPC C



Stylish Ground Floor Apartment in Prime Location

LESLEY GREAVES IS PLEASED TO PRESENT THIS SUPERB TWO-BEDROOM GROUND FLOOR APARTMENT, IDEAL FOR FIRST-TIME BUYERS, PROFESSIONALS, OR THOSE SEEKING TO DOWNSIZE.

THIS WELL-MAINTAINED PROPERTY FEATURES AN OPEN-PLAN LIVING SPACE, MODERN KITCHEN, AND THE BENEFIT OF AN ALLOCATED PARKING SPACE. CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS AND BUS ROUTES, THIS HOME OFFERS BOTH COMFORT AND PRACTICALITY.

ACCESSED VIA A SECURE COMMUNAL ENTRANCE, THE PROPERTY OPENS INTO A WELCOMING HALLWAY WITH LAMINATE FLOORING, INTERCOM ENTRY SYSTEM AND A USEFUL BUILT-IN STORAGE CUPBOARD.

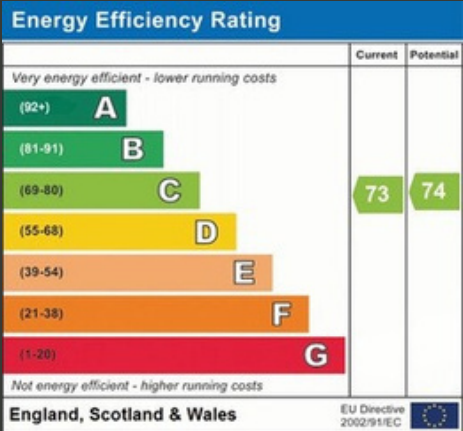
THE OPEN-PLAN LIVING AREA INCLUDES A SPACIOUS LOUNGE AND DINING SPACE, WITH DOOR LEADING TO A COMMUNAL GARDEN. THE MODERN KITCHEN FEATURES LIGHT BEECH UNITS, , TILED SPLASHBACKS AND SPACE FOR FREESTANDING APPLIANCES.

THE APARTMENT OFFERS TWO WELL-PROPORTIONED BEDROOMS, WITH THE MASTER BEDROOM INCLUDING TRIPLE BUILT-IN WARDROBES. THE CONTEMPORARY BATHROOM IS FITTED WITH A WHITE THREE-PIECE SUITE, MAINS-FED SHOWER AND CHROME TOWEL RADIATOR. SET WITHIN COMMUNAL GROUNDS, THE PROPERTY INCLUDES A SHARED PATIO AREA, ALLOCATED PARKING..

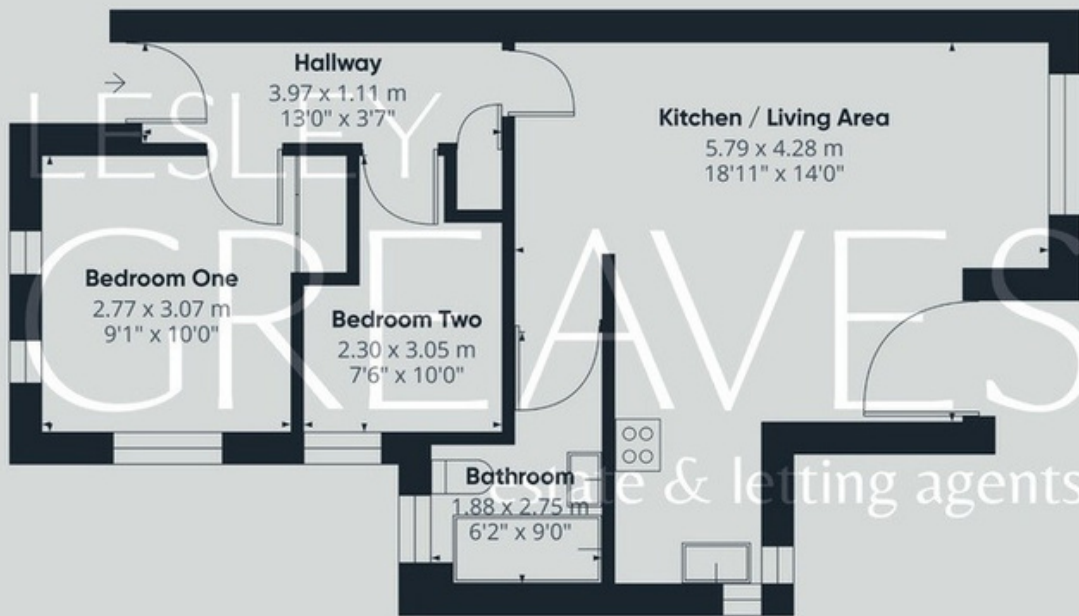
VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS ATTRACTIVE HOME.

LEASE RUNS FOR 125 YEARS FROM MARCH 2002
GROUND RENT: £92.30 PER MONTH

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 49 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk