



**DavidJames**  
the estate agent

**Hooton Road, Carlton, Nottingham, NG4 1GR**

**Offers In The Region Of £100,000**

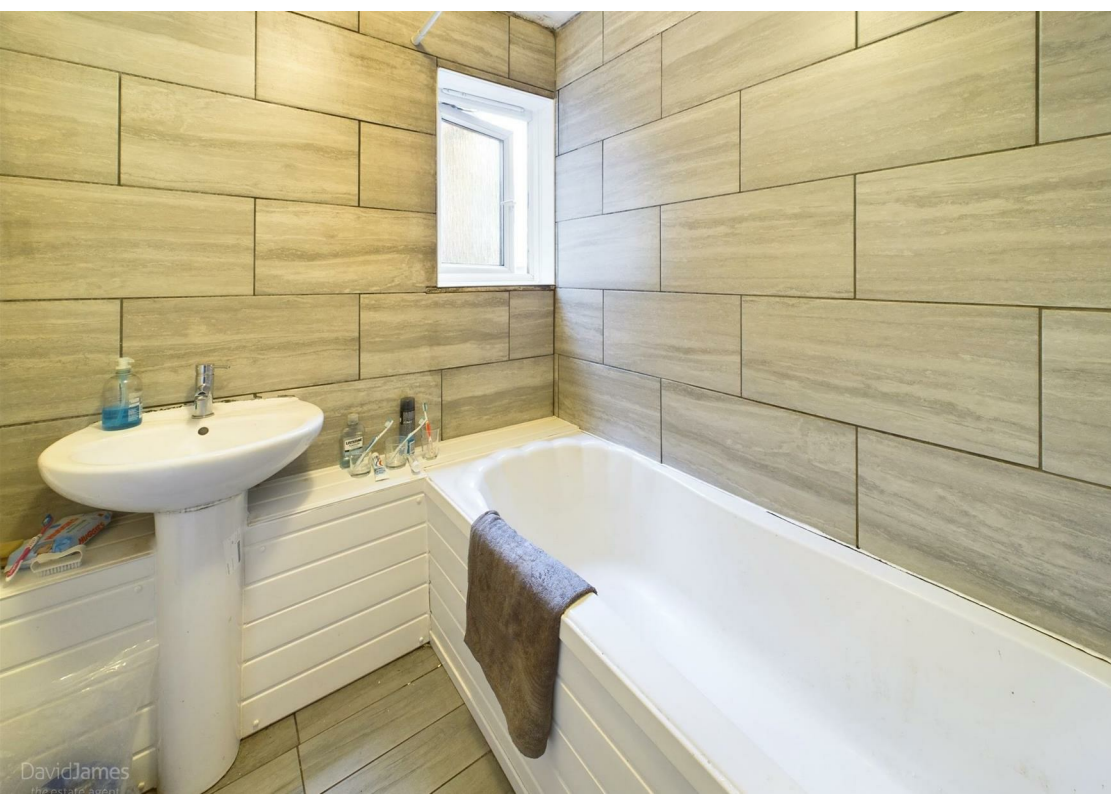
## About This Property

This ground-floor flat in Carlton is ideally situated close to local amenities. As you step into the entrance hall, you'll appreciate the ample storage space. The property boasts two generously-sized double bedrooms. The lounge has a large picture window framing views of the communal gardens. The kitchen has Beech finish units and the bathroom has a white suite with a shower, accompanied by a separate WC. There is combination gas central heating and UPVC double glazing. Outside, there are communal gardens and a parking area. Situated within easy reach of Carlton's bustling shops and bus routes, this flat is ideal for commuters. Available with a sitting tenant currently paying £650pcm, this property represents a smart investment with an attractive gross yield of between 6.5% - 7.2%.



- Spacious ground floor flat
- Two double bedrooms
- Entrance hall with deep storage cupboard
- Lounge with picture window overlooking the communal gardens
- Kitchen with Beech finish units
- Bathroom with white suite and shower, separate Wc
- Combination gas central heating, UPVC double glazing
- Communal gardens
- Parking area, close to Carlton's shops and bus routes
- Available with a sitting tenant paying £650pcm (6.5% - 7.2% gross yield)



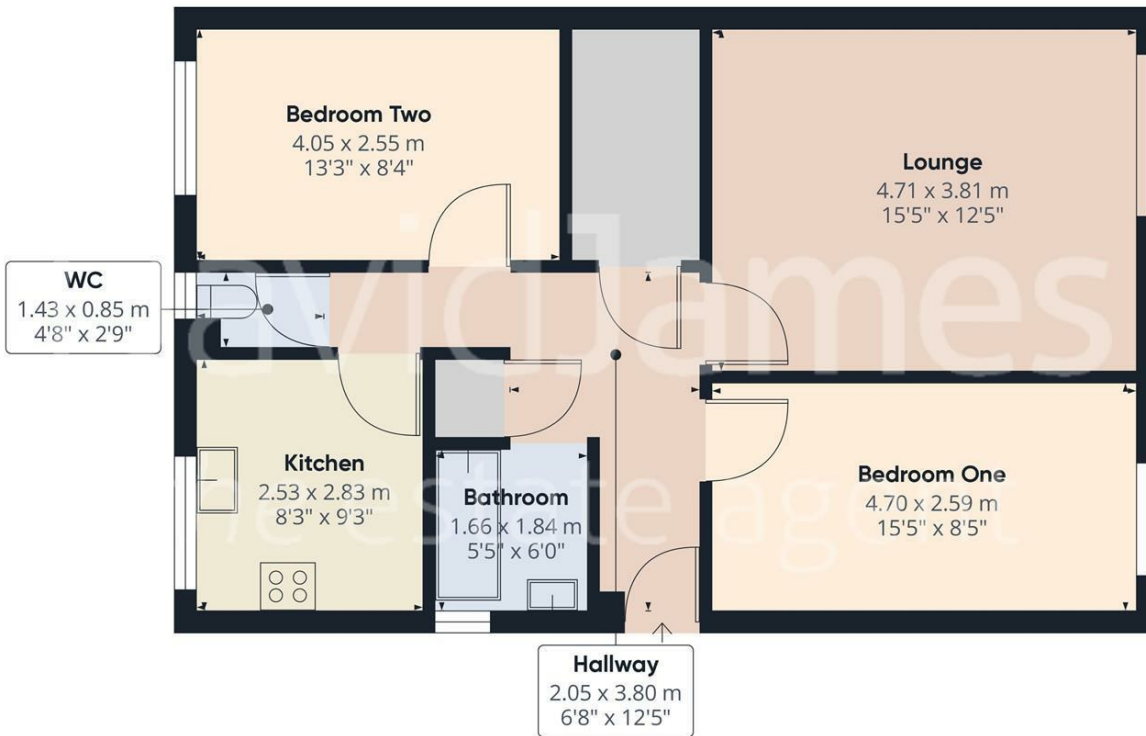


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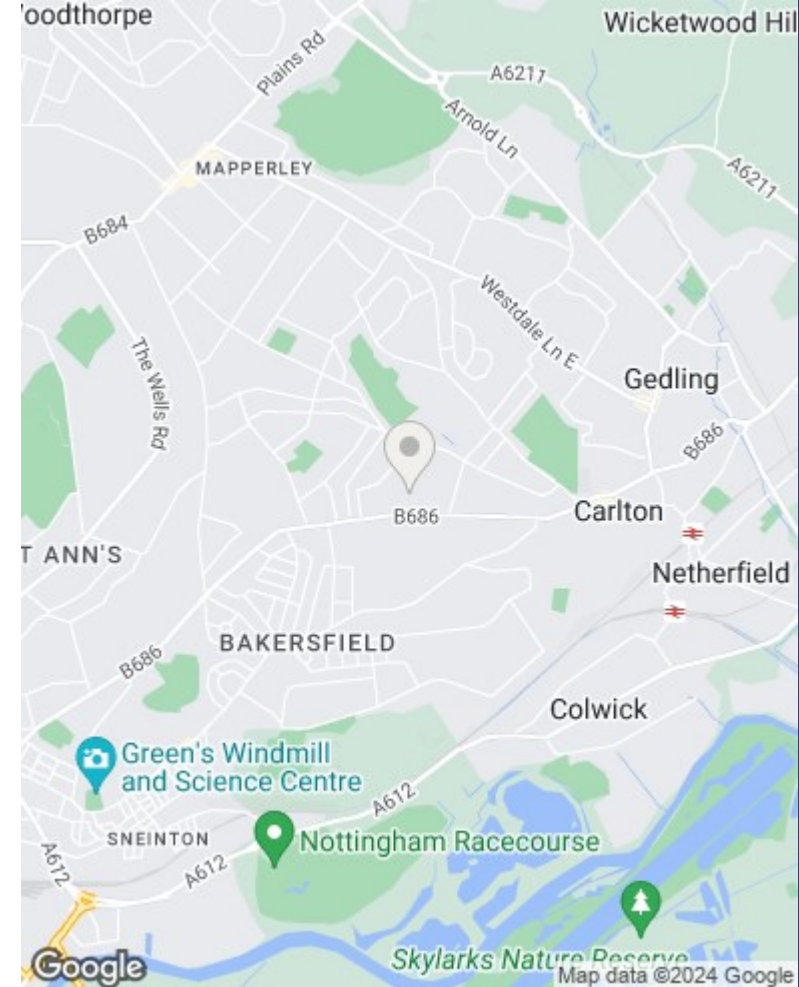


Approximate total area\*\*  
64.58 m<sup>2</sup>  
695.18 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Leasehold**

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