



7 Acacia House Marhill Road, Carlton – NG4 3FE

Guide Price £110,000

DavidJames
the estate agent



7 Acacia House Marhill Road

Carlton, Nottingham

Modern 2-bed flat in Carlton with no chain. Ideal for investors or homeowners. Open plan living, fitted wardrobes, integrated appliances, parking. Let at £750pcm with 8.2% yield. Close to amenities.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

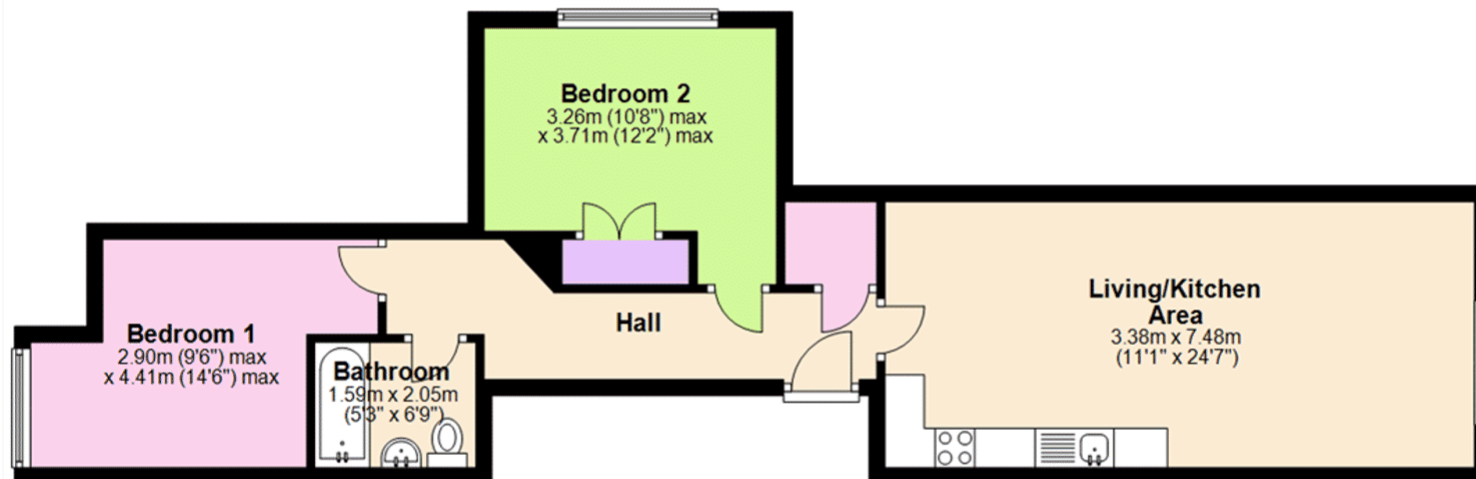
EPC Environmental Impact Rating: C

- Modern second floor flat sold with no upward chain
- Two double bedrooms (bedroom two with fitted wardrobes)
- Contemporary open plan living (lounge, dining and kitchen)
- Kitchen area with integrated appliances
- Bathroom/WC with a white suite
- UPVC double glazed windows, gas central heating
- Parking to the rear
- Within easy reach of ample amenities
- Can be sold with a sitting tenant or with vacant possession
- Currently let at £750 pcm offering a gross yield of 8.2%



Second Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 60.3 sq. metres (649.4 sq. feet)



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