



6 Acacia House Marhill Road, Carlton – NG4 3FE

Guide Price £110,000

DavidJames
the estate agent



6 Acacia House Marhill Road

Carlton, Nottingham

Modern 2-bed flat with fitted wardrobes, open plan living space and kitchen. Features a bathroom with shower, parking space, sold either vacant or with a Tenant paying £750 pcm being a 8.2% yield.

Council Tax band: B

Tenure: Leasehold

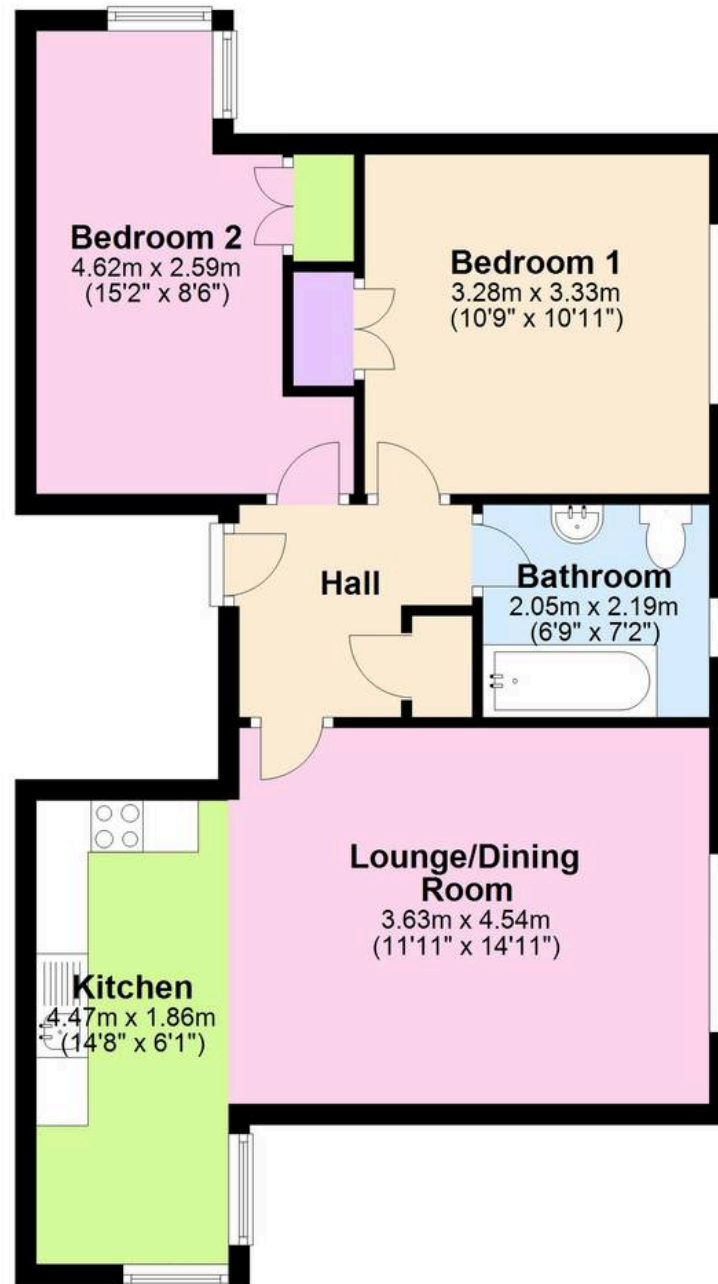
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Modern first floor flat sold with no upward chain
- Two bedrooms (both with fitted wardrobes)
- Entrance hall and security intercom system
- Contemporary open plan living space (lounge/dining and kitchen)
- Modern kitchen with integrated oven, hob and extractor
- Bathroom/Wc with mains shower
- Gas central heating and UPVC double glazing
- Allocated parking space
- Can be sold with a sitting tenant or with vacant possession
- Currently let at £750 pcm offering a gross yield of 8.2%

First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 59.8 sq. metres (643.8 sq. feet)



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.