



17 Manor Green Walk, Carlton – NG4 3BW

Guide Price **£195,000**

DavidJames
the estate agent



17 Manor Green Walk

Carlton, Nottingham

Retirement bungalow for the over 60's with 2 bedrooms, offered with no chain! Ideal for those seeking single-storey living and conveniently positioned for local buses and amenities.

Viewing advised!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Retirement bungalow available with no upward chain
- Offering single-storey independent living for the over 60's
- Good-sized lounge/dining room with access to and views over the communal gardens
- Fitted kitchen with space for freestanding appliances
- Two well-proportioned bedrooms
- Shower room fitted with a three-piece suite including an accessible walk-in cubicle
- Recently replaced boiler serving the central heating system
- On-site house manager, communal activity room and an emergency pull-cord system
- Initial patio area leading to landscaped communal gardens
- Parking for residents and visitors (subject to availability)







Approximate total area⁽¹⁾

47.23 m²

508.39 ft²

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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