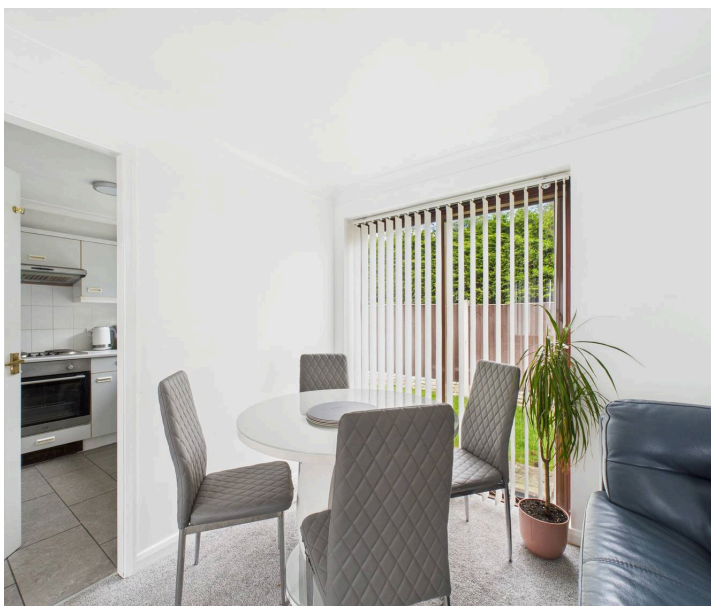




5 St. Johns Court, Carlton – NG4 1FB

Guide Price £210,000 – £220,000

DavidJames
the estate agent



5 St. Johns Court

Carlton, Nottingham

GUIDE PRICE £210,000-£220,000 A well-presented retirement bungalow for the over 55s with no upward chain! Features a lounge/dining room, kitchen, 2 beds and wet room plus communal gardens and parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented retirement bungalow available to the over 55's
- Quiet location set back from the roadside
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Bright and spacious lounge/dining room with a feature fireplace and sliding patio doors
- Fitted kitchen with integrated cooking appliances
- Two bedrooms (main bedroom with fitted wardrobes)
- Modern wet room with a three-piece suite and an electric shower
- Lawned communal gardens maintained under the service agreement
- Communal parking area providing vehicle space





Approximate total area⁽¹⁾

60.38 m²

649.93 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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.