



## 6 Sandpiper House Marhill Road, Carlton – NG4 3AJ

Guide Price £100,000 – £110,000

DavidJames  
the estate agent





## 6 Sandpiper House Marhill Road

Carlton, Nottingham

GUIDE PRICE £100,000-£110,000 Well-presented apartment in Grade II listed Sandpiper House with no chain! Exposed brickwork & beams, open-plan living, 2 beds, modern bathroom & allocated parking space.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

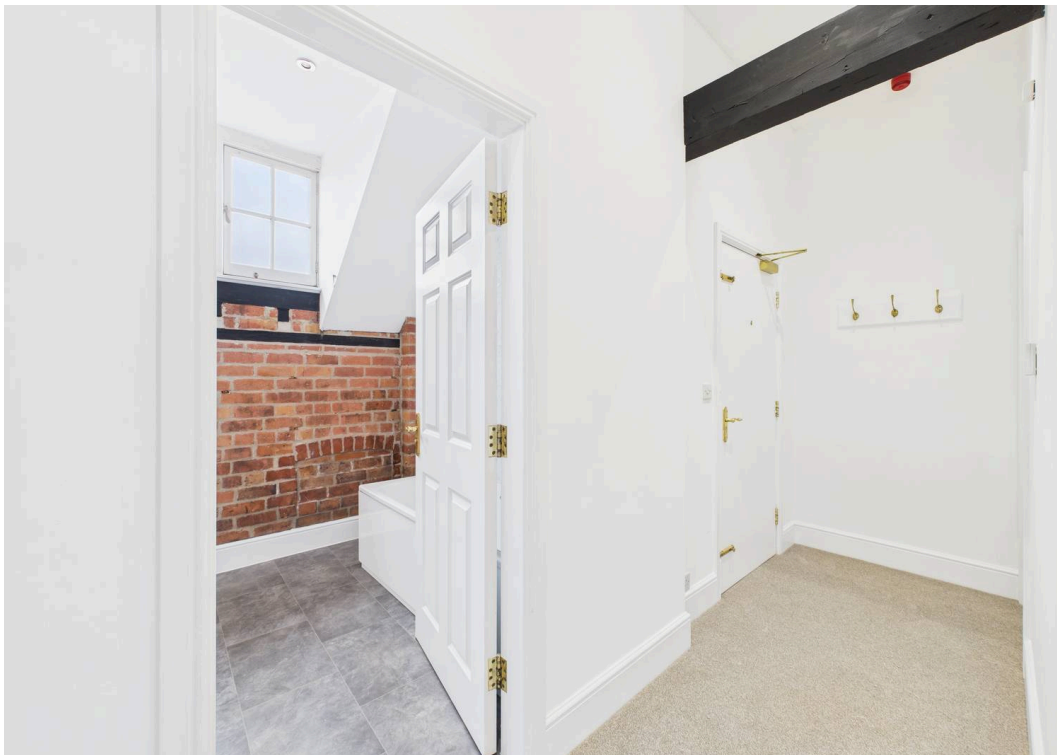
EPC Environmental Impact Rating: C

- Well-presented second-floor apartment in the Grade II listed Sandpiper House
- In walking distance of shops, bus services and close to Carlton's amenities
- Offered to the market with no upward chain
- Original exposed brickwork and beams throughout
- Move-in condition with neutral decor throughout
- Open plan living area with lounge, dining area and kitchen
- Well-equipped kitchen with wood-effect units and integrated cooking appliances
- Two double bedrooms (main bedroom with built-in wardrobes)
- Good-sized modern three-piece bathroom suite with vanity sink and bathroom storage
- Allocated parking space

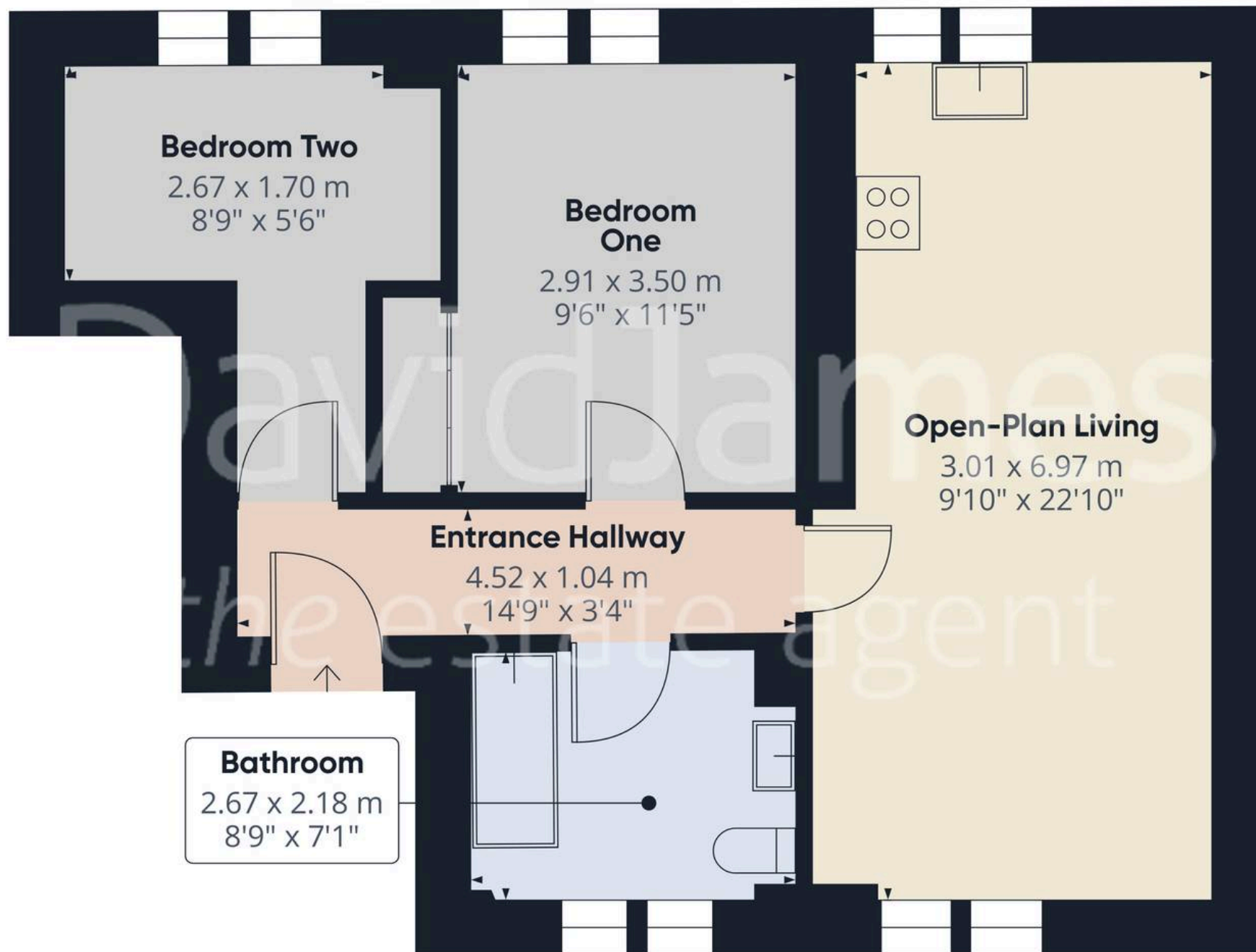












Approximate total area<sup>(1)</sup>

50.1 m<sup>2</sup>

541 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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