



2 Manor Green Walk, Carlton – NG4 3BW

Guide Price £120,000

DavidJames
the estate agent



2 Manor Green Walk

Carlton, Nottingham

NO CHAIN! First-floor retirement maisonette for the over 60's with easy access to local amenities and transport links with a large lounge, modern kitchen, 2 spacious bedrooms and shower room! Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First-floor maisonette available with no upward chain
- Low-maintenance living for the over 60s in a convenient and well-connected location
- Positioned between Carlton and Netherfield with easy access to amenities, bus links and walking distance to the medical centre
- Generously sized lounge with a feature electric fire and views over the communal garden
- Modern kitchen fitted with cream units, wood-effect worktops and integrated cooking appliances
- Two well-proportioned bedrooms (good-sized main bedroom double bedroom)
- Three-piece modern shower room with a mains shower, semi-recessed basin and back-to-wall WC
- Replaced combi boiler and radiators
- Emergency pull-cord system, on-site house manager and communal activity centre
- Landscaped communal gardens and parking for residents/visitors (subject to availability)







Entrance Hallway
0.88 x 1.40 m
2'10" x 4'7"

Floor 0

Approximate total area⁽¹⁾

46.9 m²

504 ft²



Floor 1

(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.

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