



**2 Manor Green Walk, Carlton – NG4 3BW**

Guide Price **£110,000**

**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

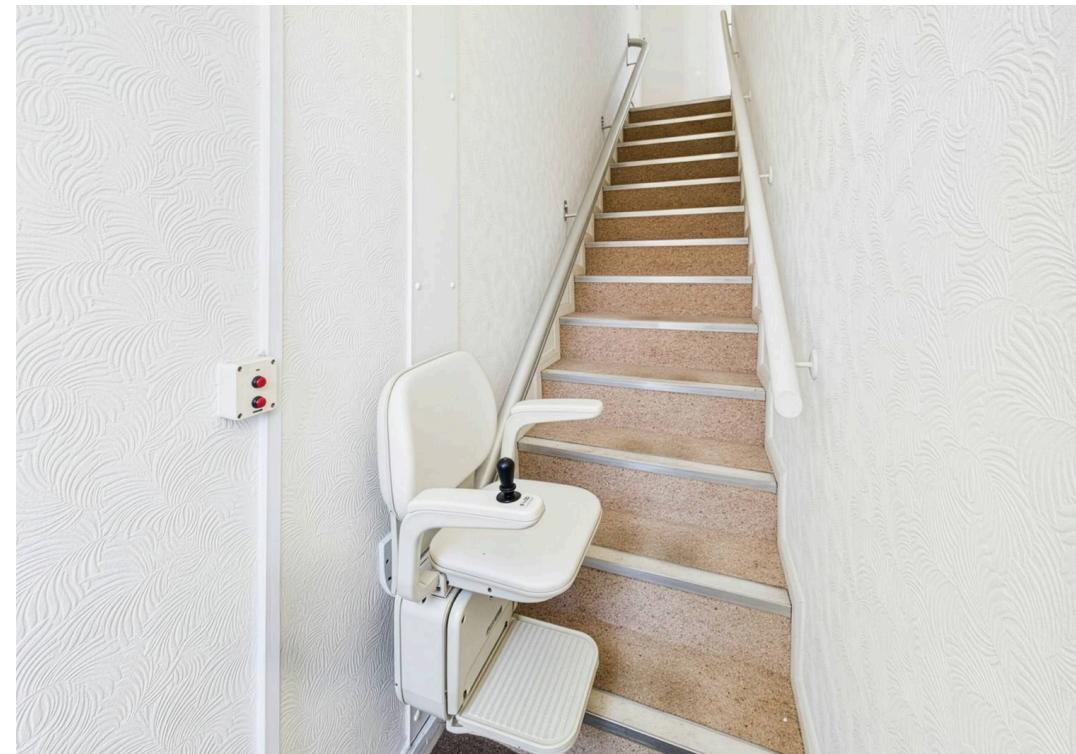
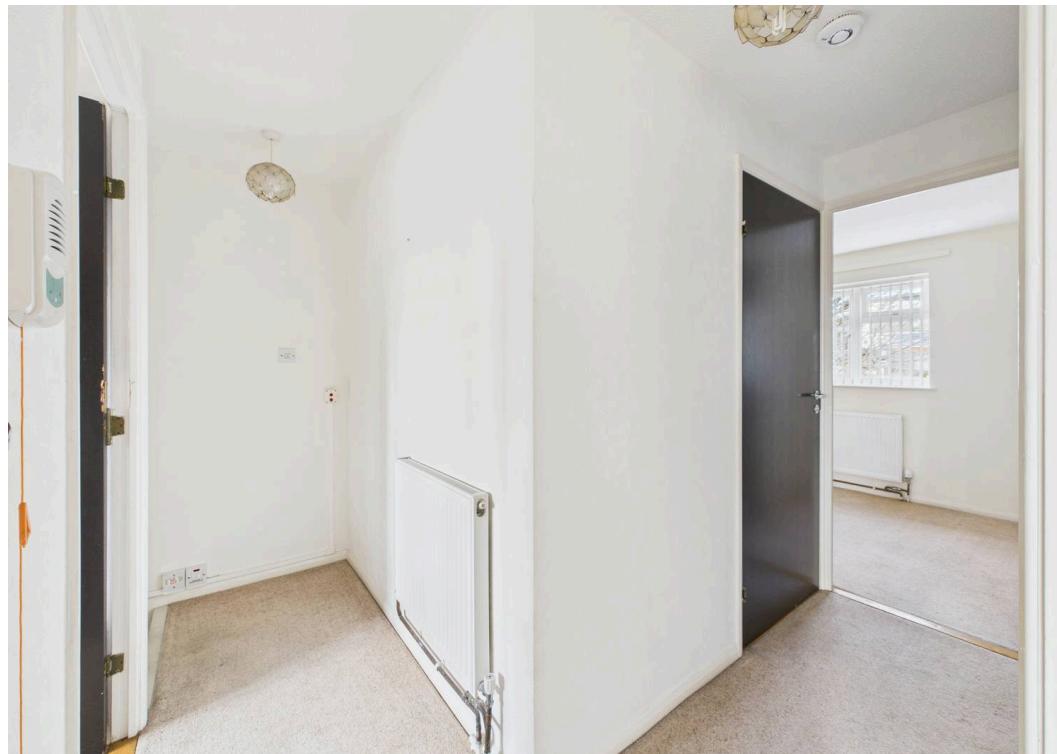
Tenure: Leasehold

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**

**Shower Room**  
1.67 x 1.87 m  
5'5" x 6'1"

**Kitchen**  
1.61 x 3.16 m  
5'3" x 10'4"

**Lounge**  
3.03 x 4.51 m  
9'11" x 14'9"

**Bedroom Two**  
2.80 x 2.22 m  
9'2" x 7'3"

**Bedroom One**  
2.74 x 3.77 m  
8'11" x 12'4"

**Landing**

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

46.9 m<sup>2</sup>  
504 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.



## David James Estate Agents

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