

JOHNSONS & PARTNERS

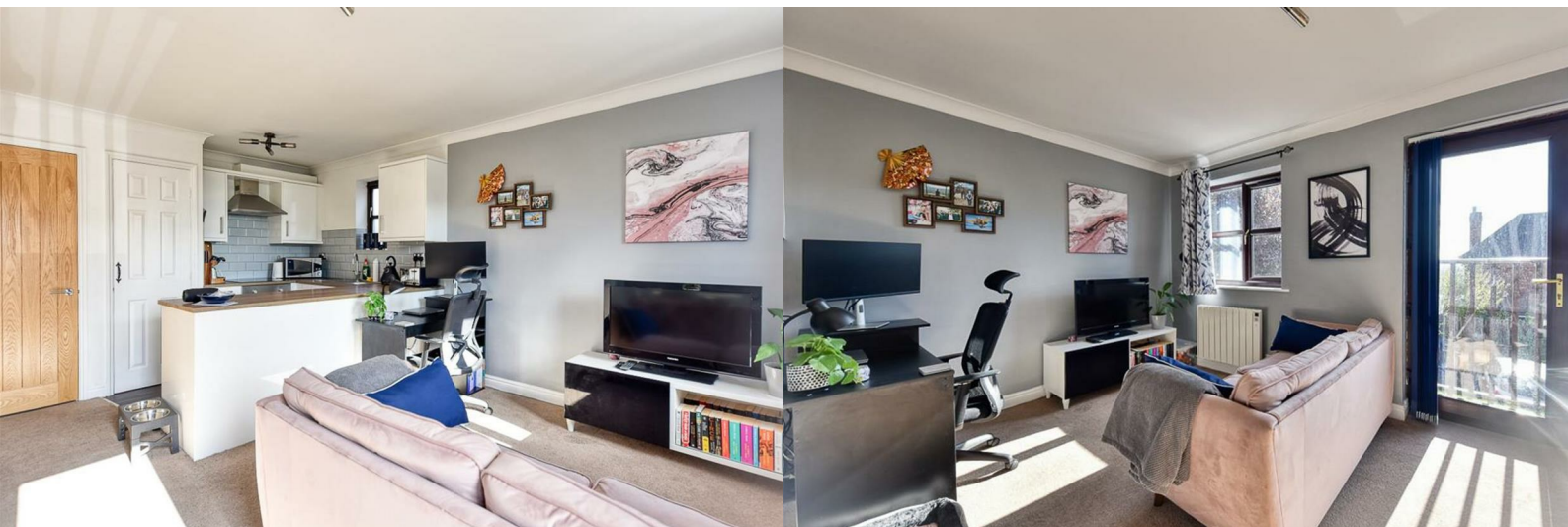
Estate and Letting Agency



8 DOUGLAS COURT, CARLTON

NOTTINGHAM, NG4 1AY

OFFERS OVER £120,000



8 DOUGLAS COURT

CARLTON, NOTTINGHAM, NG4 1AY

OFFERS OVER £120,000



Nestled in the ever popular Douglas Court, Carlton, Nottingham, this delightful maisonette is a gem waiting to be discovered. Step inside to find a beautifully designed maisonette featuring a double bedroom, a reception hallway leading to the accommodation floor, and a convenient integral door to the larger-than-average integrated garage.

The modern open-plan lounge/dining kitchen is a perfect space for entertaining, complete with a Juliette style balcony offering a lovely spot to unwind. The property also boasts a separate bathroom for added convenience.

Outside, a parking space awaits, ensuring you never have to worry about parking. Situated close to a wide range of amenities, this property offers both comfort and convenience at your doorstep.

Don't miss the opportunity to make this house your home. Contact us now to schedule a viewing and experience the charm of this lovely property on Douglas Avenue.

Reception Hallway
7'2 x 5' (2.18m x 1.52m)

Garage
18'8 x 10'9 maximum (5.69m x 3.28m maximum)

First Floor Landing

Open Plan Lounge/Dining /Kitchen
17'2 x 14'6 maximum (5.23m x 4.42m maximum)

Double Bedroom
11' x 9'10 (3.35m x 3.00m)

Bathroom 7'9 x 4'7

Outside

Parking Space

Garage

Leasehold Information

Tenure - Leasehold

Annual Service Charges - £1,332.00

Lease Start Date - 09 Feb 1993

Lease End Date - 25 Mar 2117

Lease Term - 125 years from 25 March 1992

Lease Term Remaining - 92 years

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information,

we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

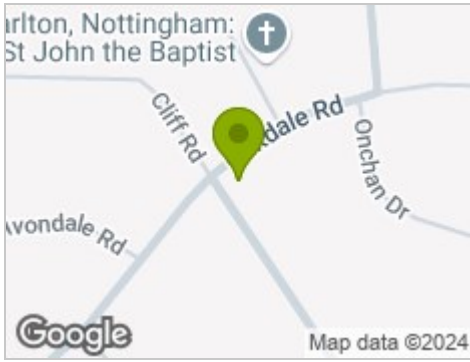
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



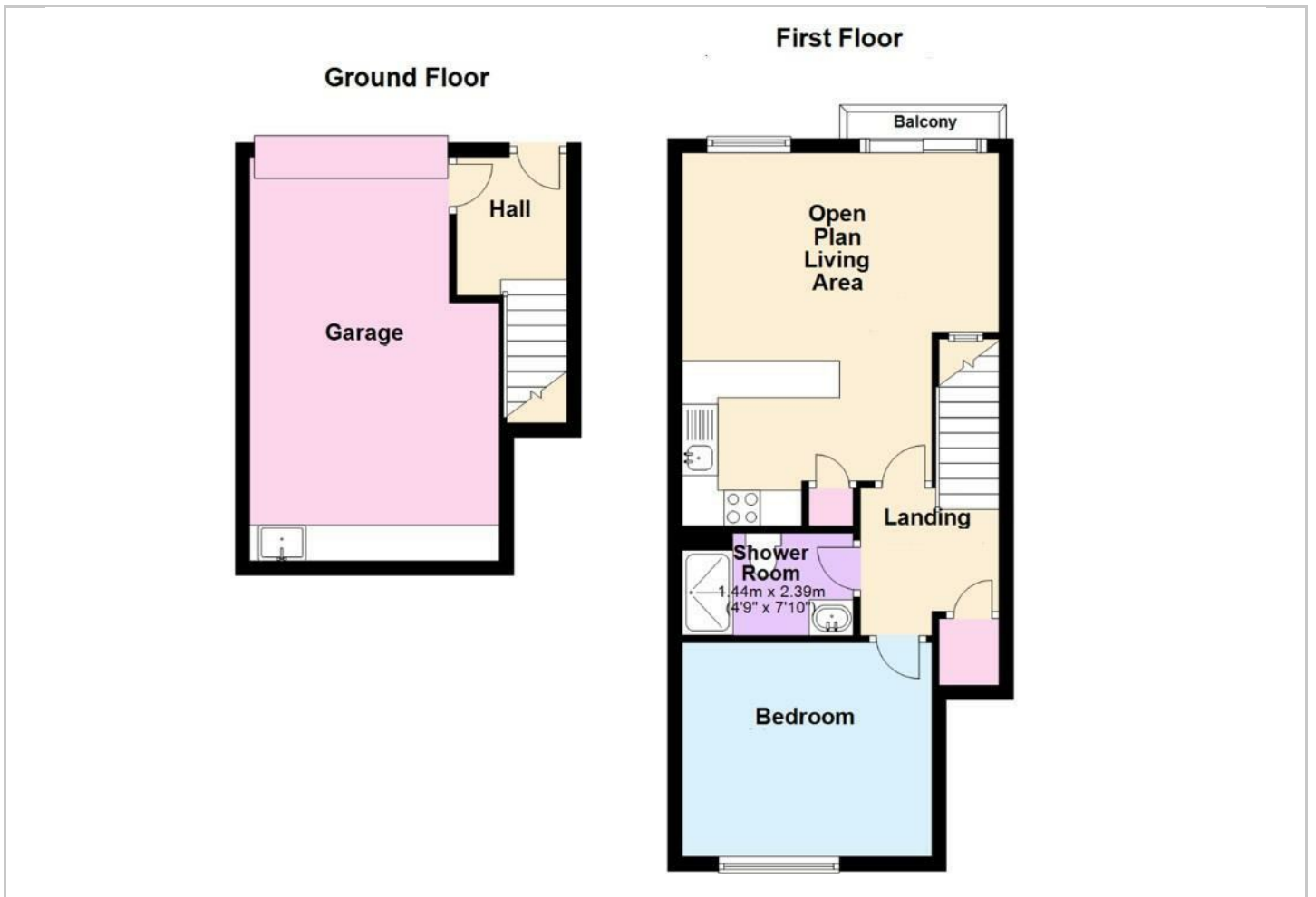
Hybrid Map



Terrain Map



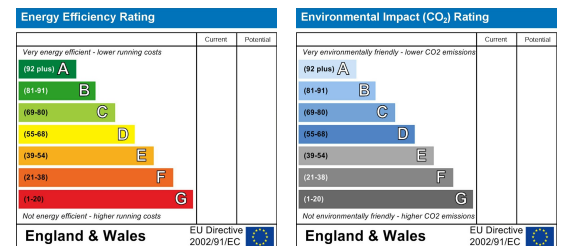
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.