

JOHNSONS & PARTNERS

Estate and Letting Agency



7 ST CHADS CONWAY ROAD, CARLTON

NOTTINGHAM, NG4 2PU

£155,000



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For Sale with NO CHAIN | Two Bedoroms | Ground Floor Apartment | Extremely Well Prenented | Brand New Bathroom | Modern Breakfast Kitchen | Garage and Allocated Parking | Viewing Advised|

Located on the edge of Carlton, this ground floor two-bedroom apartment at St Chads, Conway Road, offers an exceptional living experience for a variety of discerning buyers. This immaculately presented abode boasts a tranquil view, elevated to overlook the lush bowling green across the way.

Upon entering through secure access, one is welcomed into a communal entrance lobby that ensures both safety and a warm introduction to this lovely residence. The apartment itself exudes modern charm, featuring a contemporary breakfast kitchen where morning light cascades in to create an inviting atmosphere. The spacious living room provides a perfect canvas for personal touches and relaxation, while the newly fitted bathroom adds a touch of luxury to the daily routine.

Both bedrooms are generous doubles, providing ample space for comfort and rest. Moreover, the property comes complete with the convenience of a detached garage and an allocated parking space, addressing all your vehicular needs.

Stepping outside, residents can enjoy the well-maintained communal gardens, a serene escape for those leisurely days. Situated in a popular location, St Chads is just a stone's throw from local amenities, making it an ideal spot for convenience and community living.

An attractive proposition for those looking to settle in without delay, this apartment is for sale with no chain, simplifying the sales process significantly. We strongly recommend viewings to fully appreciate the opportunity this delightful apartment presents.

Secure Communal Entrance

Entrance Hallway

Living Room

16'2" x 10'10" (4.93 x 3.32)

Breakfast Kitchen

10'3" x 10'3" (3.14 x 3.13)

Bedroom One

11'8" x 11'1" (3.57 x 3.40)

Bedroom Two

13'9" x 10'11" (4.20 x 3.33)

Bathroom

8'2" x 6'6" (2.50 x 2)

Garage and Parking

Leasehold Informaiton

Tenure - Leasehold WITH A SHARE OF THE FREEHOLD

Lease Start Date - 12 Jan 2020

Lease End Date - 29 Sep 2163

Lease Term - 189 years from 29 September 1974

Lease Term Remaining - 138 years

Service Charges - £960 per year (£80 per month)

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.

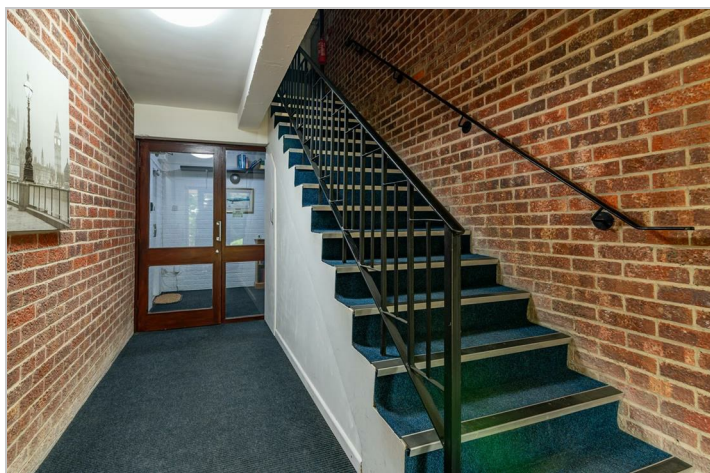
The vendor has advised the following:

Property Tenure is Leasehold with a Share of the Freehold

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



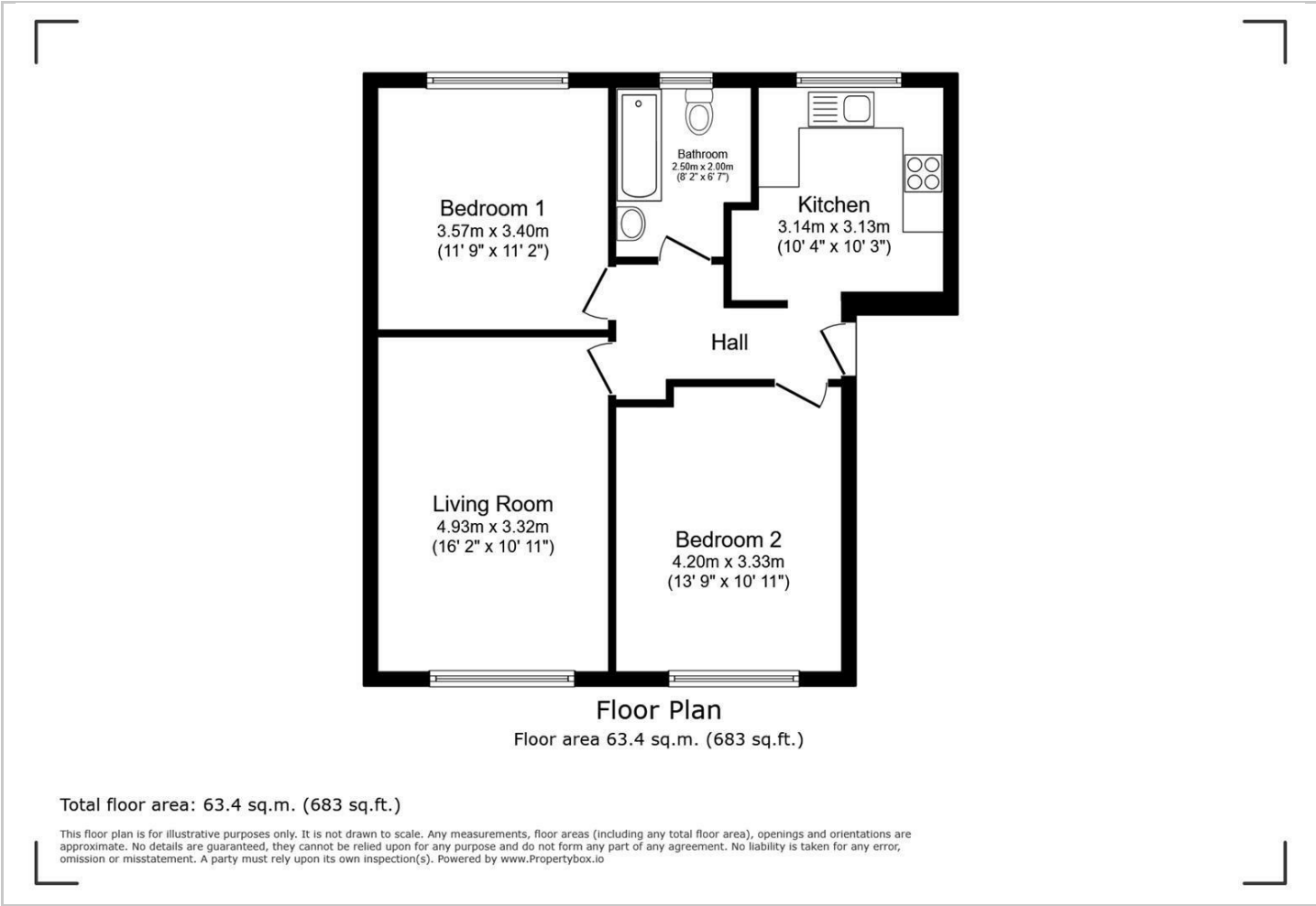
Hybrid Map



Terrain Map



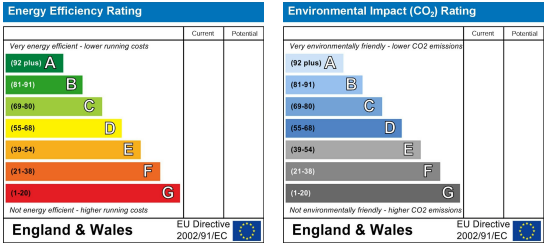
Floor Plan



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.