



Carlton Apartments, Goole, DN14 6DG

£775 PCM





# Carlton Apartments

DN14 6DG, Goole

- Brand new development
- Allocated parking
- Storage space
- Apartment over two floors
- Close to all amenities

This two bedroom duplex flat is located within Carlton Apartments, Goole's newest development and the first substantial new build in the town centre for 15 years. The site is close to all amenities, tenants can reach the M62 in five minutes and are a short walk away from Goole railway station.

The property comprises;

Entrance hall leading to an open plan living kitchen with integrated oven, electric hob and extractor hood, space for washing machine and fridge freezer. One bedroom or office space to the ground floor. Spacious main bedroom with velux window to the first floor along with modern bathroom with walk-in shower enclosure, wash basin and WC. Convenient storage cupboard off the landing.

The apartment comes with intercom and one allocated parking space.

Twelve month initial tenancy preferred.

EPC rating and council tax band TBC.


A holding deposit of £178.00 is payable on application.



## Location and EPC Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





Extra Info

Council tax band: New build rate TBC

To arrange a viewing please register your interest on our website via the tenancy application.

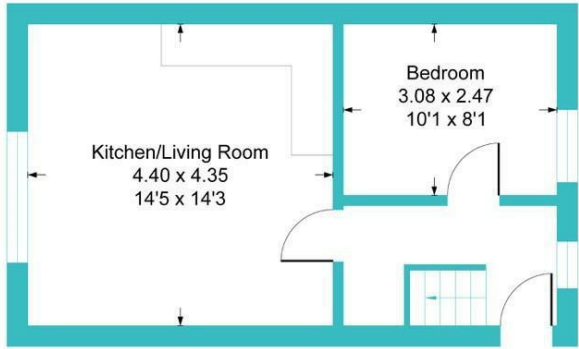
For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



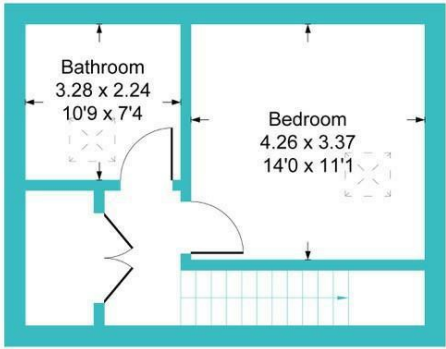
Floorplan

linkagency

Approximate Gross Internal Floor Area = 58.2 sq m / 627 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.