



1-4 Hillview Court Hillview Road, Carlton, NG4 1LB

Price Guide £500,000

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1-4 Hillview Court Hillview Road Carlton, NG4 1LB

- Investment opportunity
- All with lounge & separate kitchen
- Each with a double garage
- Four x two bedroom flats
- Electric heating
- All currently let

GREAT INVESTMENT OPPORTUNITY!! 4 x two-bedroom flats which are all currently let with integral double garages, UPVC double glazing and electric heating. Each flat has a full-length lounge diner and separate kitchen and also a bathroom/shower room.



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Flat 1

Lounge

With entrance door from the communal landing, laminate flooring and UPVC double-glazed front and rear windows.

Kitchen

A range of units in gloss white with granite style worktops and inset one-and-a-half bowl stainless steel sink unit and drainer. Brushed steel electric oven, four-ring ceramic hob and brushed steel extractor canopy, slate-coloured floor tiles, plumbing for washing machine and UPVC double-glazed front window.

Inner Hallway

Doors to both bedrooms and shower room.

Bedroom 1

UPVC double-glazed front window, electric convector heater and laminate flooring.

Bedroom 2

UPVC double glazed rear window, electric convector heater and laminate flooring.

Shower Room

With fully tiled walls, the suite consists of a corner cubicle with chrome mains shower, pedestal washbasin and dual flush toilet. Slate-coloured tiled floor, UPVC double-glazed rear window and chrome ladder towel rail.

Flat 2

Lounge

With entrance door from the communal landing, electric convector heater, UPVC double-glazed front and rear windows and wall-mounted pebble effect electric fire. Large opening/serving hatch through to the kitchen.

Inner Hallway

Doors to the kitchen, both bedrooms and bathroom.

Kitchen

A range of units with matching white worktops and inset stainless steel sink unit and drainer. Plumbing for a washing machine, electric cooker point, wood-style flooring, airing cupboard and UPVC double-glazed front window.

Bedroom 1

UPVC double-glazed front window and electric convector heater.

Bedroom 2

UPVC double-glazed rear window and electric convector heater.

Bathroom

Consisting of a bath with tiled surround and electric shower, pedestal washbasin, toilet, extractor fan and UPVC double-glazed rear window.

Flat 3

Lounge

With entrance door from the communal landing, electric convector heater, UPVC double-glazed front and rear windows and wall-mounted pebble effect electric fire.

Kitchen

A range of wall and base units with polished green marble style worktops and inset circular stainless steel sink unit and drainer. Integrated brushed steel electric oven, four-ring ceramic hob and brushed steel extractor canopy. Plumbing for washing machine, large corner airing cupboard with hot water cylinder, ceiling downlights and UPVC double-glazed front window.

Inner Hallway

With an electric storage heater.

Bedroom 1

UPVC double-glazed front window and electric storage heater.

Bedroom 2

UPVC double-glazed rear window.

Shower Room

With fully tiled walls, the suite consists of a corner cubicle with chrome mains shower, pedestal washbasin and dual flush toilet. Tiled floor, UPVC double-glazed rear window and ceiling downlights incorporating the extractor fan.

Flat 4

Lounge

With entrance door from the communal landing, laminate flooring, electric storage heater, UPVC double-glazed front and rear windows. Door through to the inner hallway and large opening/serving hatch to the kitchen

Inner Hallway

Laminate flooring and electric storage heater.

Kitchen

A range of base units with granite style worktops and inset stainless steel sink unit and drainer. Electric cooker point, airing cupboard, tiled floor and UPVC double-glazed front window.







Bedroom 1

Built-in wardrobes with overhead storage and a central dressing table. UPVC double-glazed front window and electric storage heater.

Bedroom 2

UPVC double-glazed rear window and electric storage heater.

Bathroom

Consisting of a bath with tiled surround and electric shower, pedestal washbasin, toilet, tiled floor, extractor fan and UPVC double-glazed rear window.

Outside

Each property has a double-width driveway with up and over door leading to a double garage with light and power. There is also a small parcel of grassed land to the right-hand side which belongs to the property.

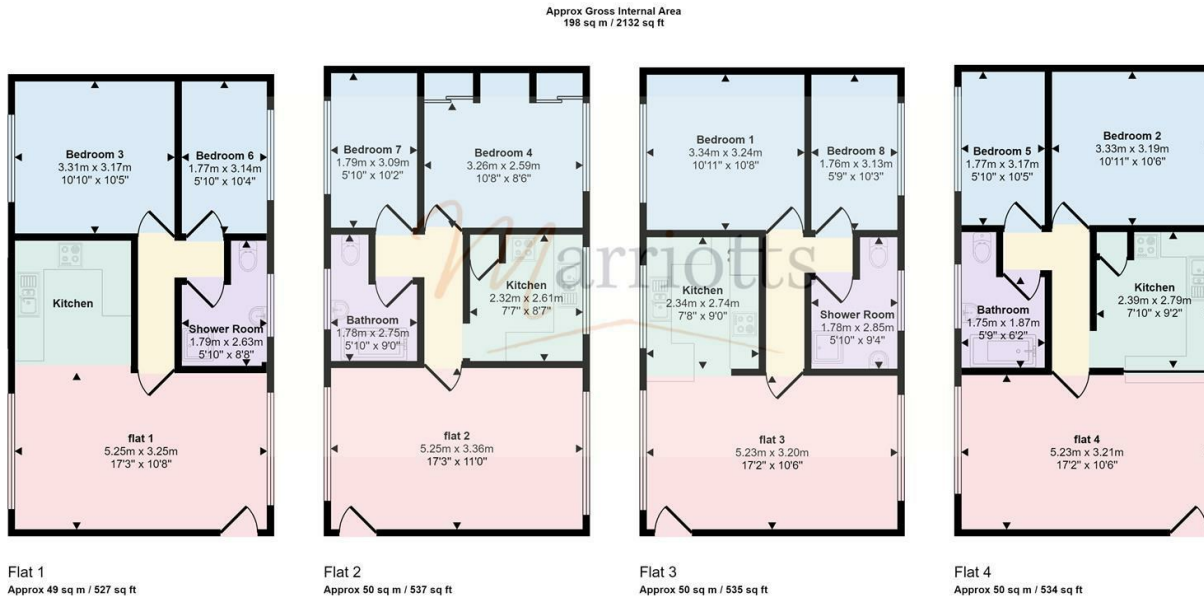
Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Band A (each flat)



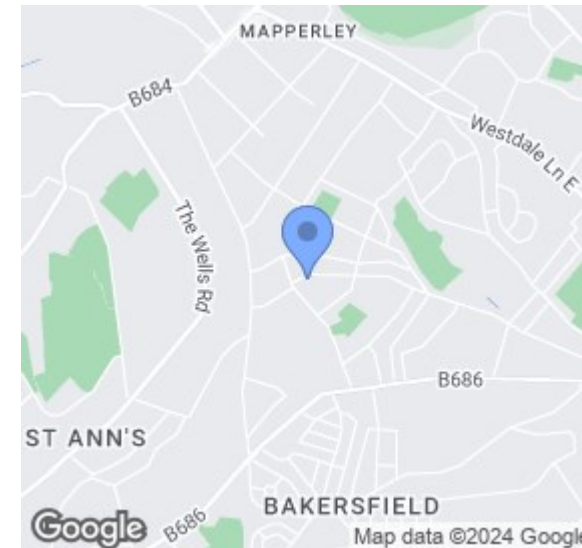




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 49 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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