



## 233 Westdale Court, Carlton – NG4 4FH

Guide Price £125,000–£130,000





## 233 Westdale Court

Carlton, Nottingham

GUIDE PRICE £125,000-£130,000 First-floor 2 double bedroom maisonette offered to the market with no chain - conveniently situated for access to both Mapperley and Carlton's nearby amenities!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First floor maisonette
- Offered to the market with no upward chain
- Within easy reach of both Mapperley and Carlton's amenities as well as frequent bus services
- Bright and spacious lounge with a feature fireplace
- Breakfast kitchen with terracotta-style flooring, fitted shaker-style units and integrated appliances
- Two well-proportioned double bedrooms
- Bathroom with a three-piece white suite and an electric shower
- Private ground floor entrance hall with a versatile home office/storage space
- Baxi boiler with remaining warranty
- Garage with power and lighting plus additional parking space in front of the garage

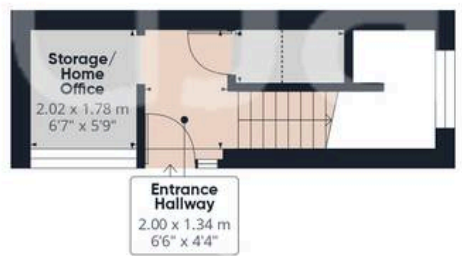












Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**  
71.4 m<sup>2</sup>  
770 ft<sup>2</sup>

**Reduced headroom**  
0.8 m<sup>2</sup>  
9 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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