



**1 Valley Court, Carlton – NG4 1NW**  
**£120,000**





# 1 Valley Court

Carlton, Nottingham

No chain! Ground floor apartment with open-plan living kitchen, 2 double bedrooms & modern bathroom, private courtyard garden, secure gated parking, ideally located near amenities and transport links.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor apartment ideal for convenient single-storey living
- Two generous double bedrooms offering flexible accommodation
- Ideal for a variety of buyers including first time buyers, investors or those looking for single storey living
- Offered to the market with no upward chain
- Spacious open-plan living kitchen with garden views
- Kitchen with integrated cooking appliances and appliance space
- Modern shower room with contemporary double shower enclosure
- Private low-maintenance courtyard garden with gated rear access
- Secure gated allocated parking for added convenience and security
- Close to local amenities and excellent public transport links







### Open Plan Living Kitchen

8.53 x 2.85 m  
27'11" x 9'4"



#### Bedroom Two

2.32 x 2.62 m  
7'7" x 8'7"

#### Shower Room

2.17 x 1.48 m  
7'1" x 4'10"

#### Entrance Hallway

0.96 x 2.65 m  
3'1" x 8'8"

#### Bedroom One

3.65 x 2.65 m  
11'11" x 8'8"

Approximate total area<sup>(1)</sup>

48.4 m<sup>2</sup>  
521 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.