



£120,000

OFFERS OVER

ASH COURT
CARLTON

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- MODERN KITCHEN
- GARAGE
- CLOSE TO AMENITIES
- EPC D



Two-Bedroom First Floor Masionette

A WELL-PROPORTIONED TWO-BEDROOM FIRST-FLOOR MAISONETTE, SITUATED WITHIN AN ESTABLISHED RESIDENTIAL AREA CLOSE TO A RANGE OF LOCAL AMENITIES AND FREQUENT BUS SERVICES. THE PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR FIRST-TIME BUYERS OR INVESTORS.

THE ACCOMMODATION IS ACCESSED VIA A PRIVATE ENTRANCE WITH STAIRS LEADING TO THE FIRST-FLOOR HALLWAY, WHICH PROVIDES ACCESS TO THE PRINCIPAL ROOMS.

THE SPACIOUS LIVING ROOM BENEFITS FROM GENEROUS NATURAL LIGHT AND DOORS OPEN DIRECTLY ONTO A PRIVATE BALCONY WITH VIEWS ACROSS THE SURROUNDING RESIDENTIAL AREA. FROM THE LIVING ROOM, THERE IS ALSO ACCESS INTO THE FITTED KITCHEN, WHICH FEATURES A RANGE OF WALL AND BASE UNITS WITH SPACE FOR APPLIANCES AND A WINDOW PROVIDING FURTHER NATURAL LIGHT.

THERE ARE TWO DOUBLE BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM FITTED WARDROBES. THE SECOND BEDROOM PROVIDES VERSATILE ACCOMMODATION AND COULD EQUALLY BE USED AS A HOME OFFICE OR DRESSING ROOM. COMPLETING THE ACCOMMODATION IS THE BATHROOM, FITTED WITH A THREE-PIECE SUITE.

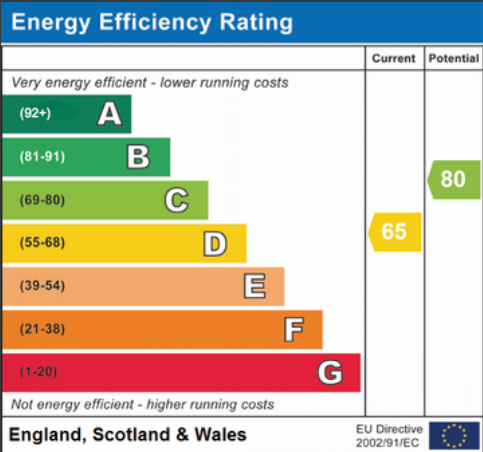
EXTERNALLY, RESIDENTS HAVE ACCESS TO COMMUNAL GARDEN AREAS, WHILE THE PROPERTY ALSO BENEFITS FROM ITS OWN PRIVATE GARAGE, PROVIDING USEFUL PARKING OR ADDITIONAL STORAGE.

LEASE DETAILS

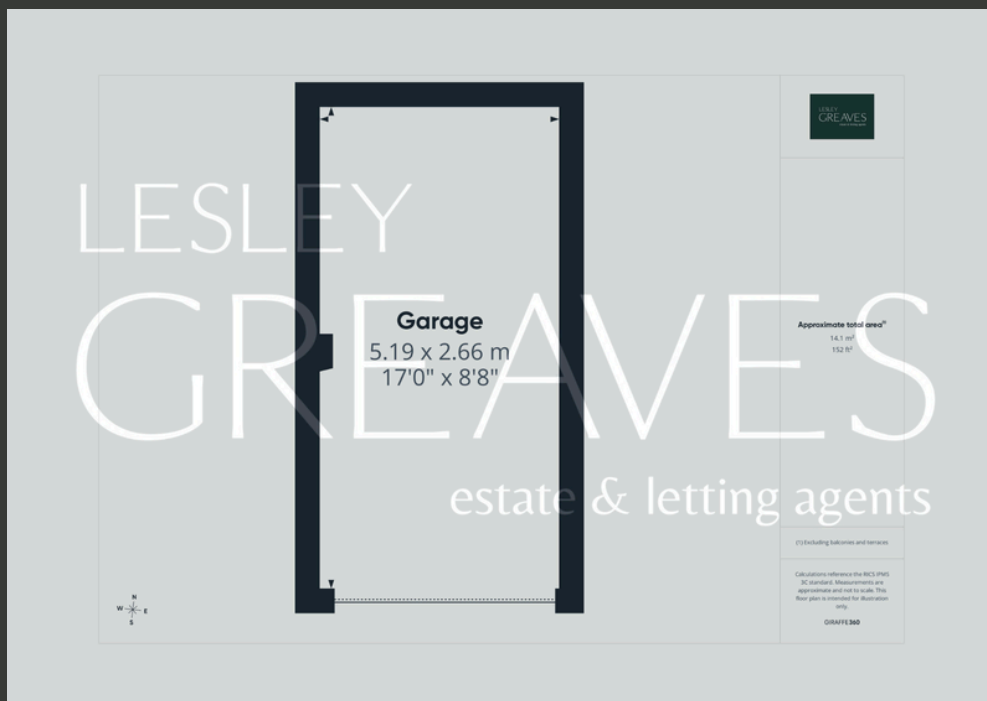
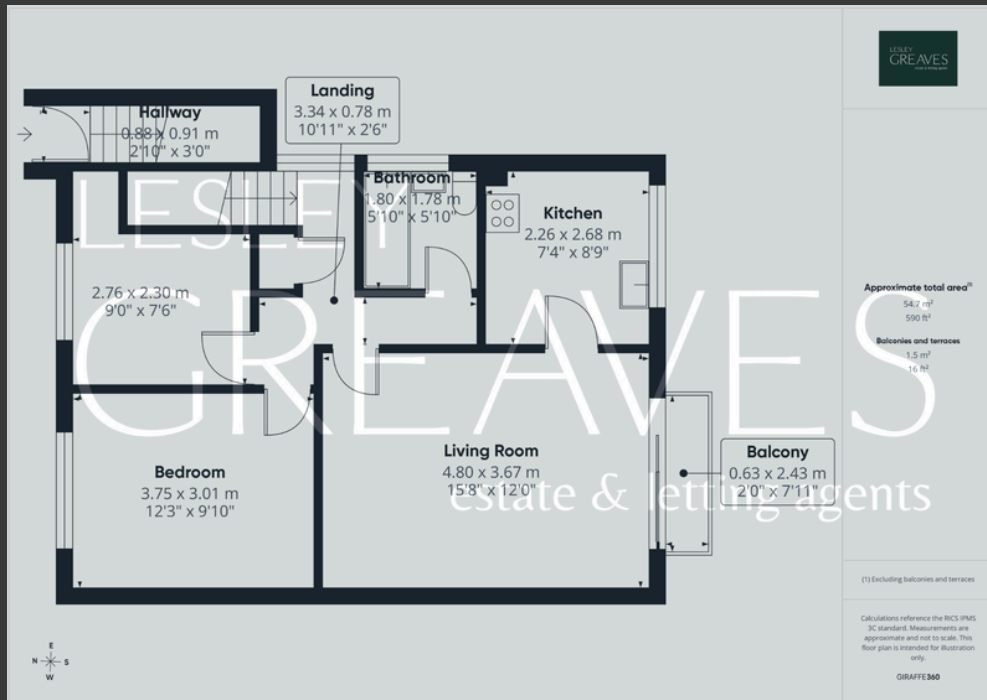
TERM: 999 YEARS FROM 26 JANUARY 1971

REMAINING: 943 YEARS LEFT

- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 60 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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