



**1 Valley Court, Carlton – NG4 1NW**  
**£130,000**



# 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: C

- Ground floor apartment ideal for convenient single-storey living
- ideal for a variety of buyers seeking the convenience of 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
- Two generous double bedrooms offering flexible accommodation
- 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

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