



30 Manor Green Walk, Carlton – NG4 3BW

Guide Price **£195,000**

DavidJames
the estate agent



30 Manor Green Walk

Carlton, Nottingham

Well-presented over 60's retirement bungalow offering two bedrooms, bright lounge/dining room, fitted kitchen & modern shower room with mature communal gardens & excellent nearby amenities/bus links.

Council Tax band: B

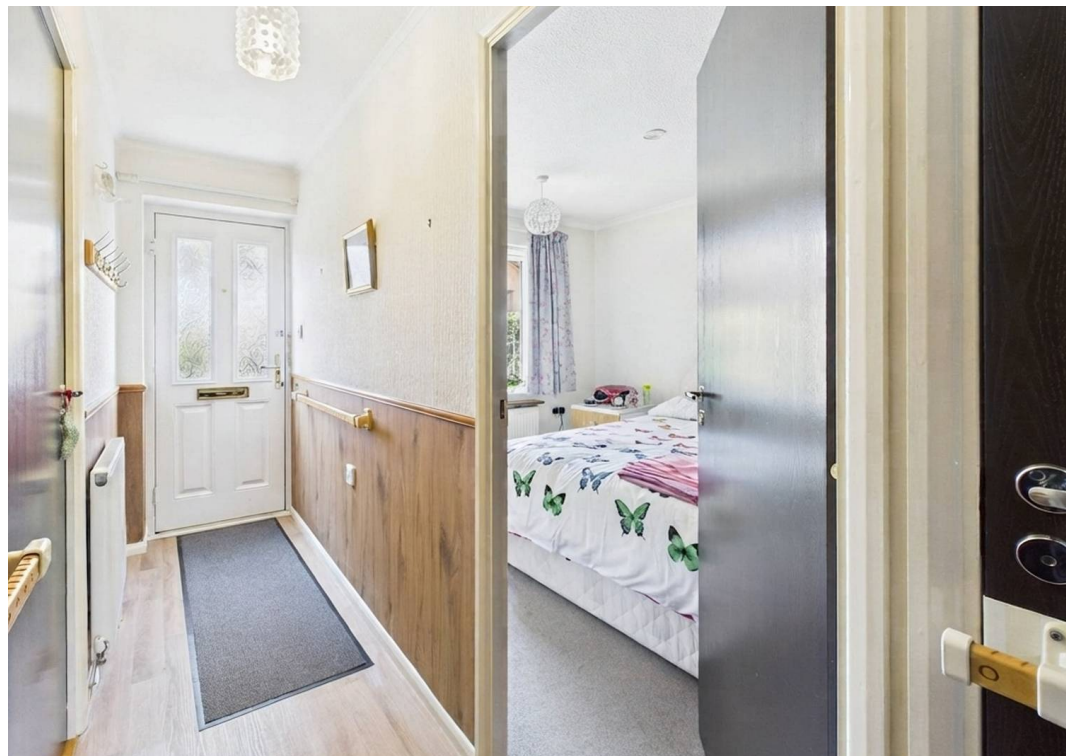
Tenure: Leasehold

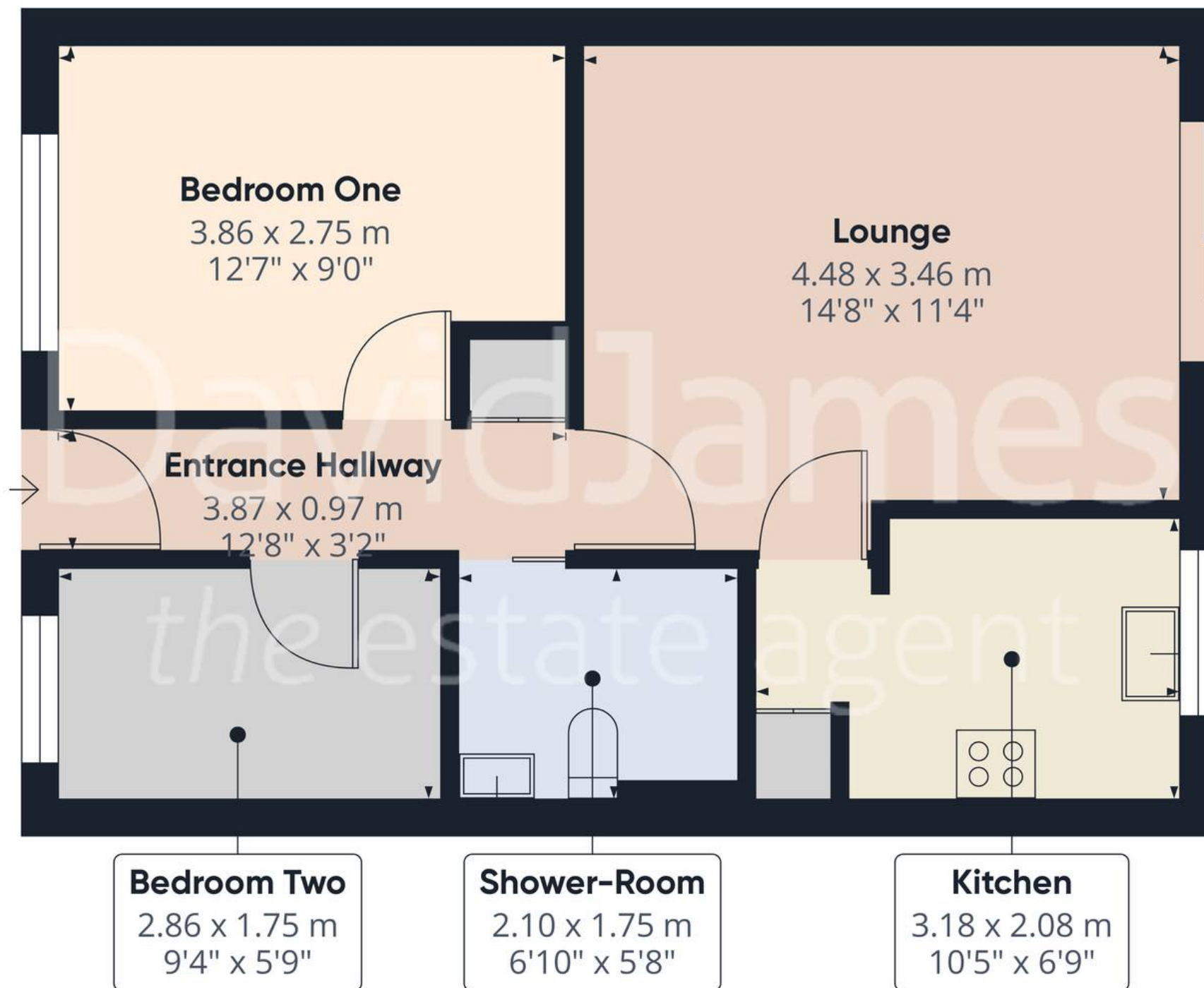
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented retirement bungalow offering single-storey living
- Ideal for independent lifestyles for people aged 60 and over
- Bright and spacious lounge with space for living and dining furniture
- Well-equipped fitted kitchen with space for freestanding appliances
- Two well-proportioned bedrooms (main bedroom with wardrobes)
- Superb modern shower room with double width shower enclosure
- Boarded loft space with lighting providing practical storage
- On-site house manager and communal activity room
- Landscaped and well-kept communal gardens with mature planting
- Parking for residents with additional space for visitors (subject to availability)







Approximate total area⁽¹⁾

45.7 m²

491.92 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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