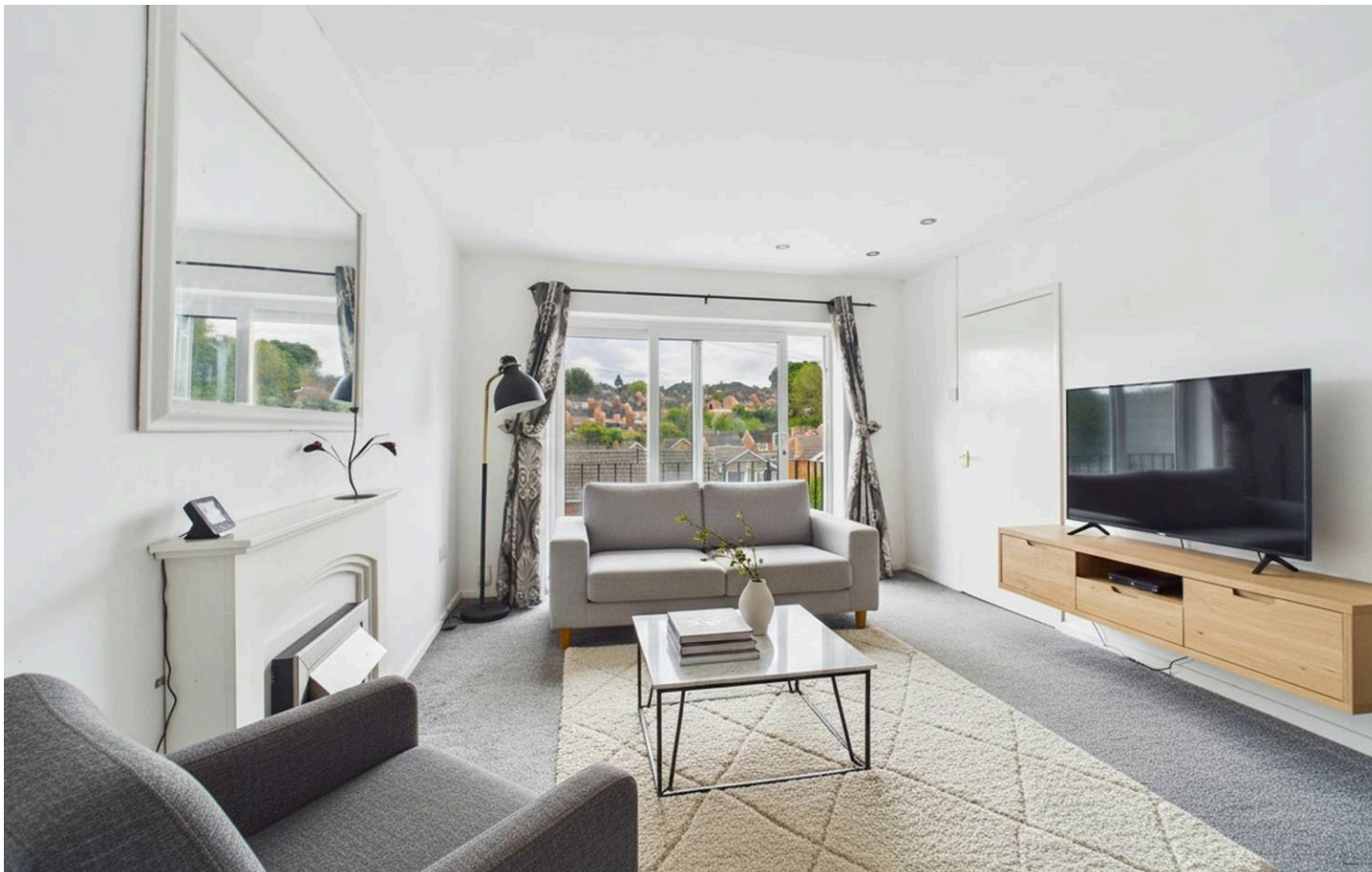




## 16 Ash Court, Carlton – NG4 1HB

Guide Price £110,000 – £120,000



## 16 Ash Court

Carlton, Nottingham

GUIDE PRICE £110,000-£120,000 NO CHAIN! First floor maisonette close to amenities and buses - ideal for downsizers and investors. Lounge/diner with balcony, kitchen, 2 beds, bathroom and a garage!

Council Tax band: A

Tenure: Leasehold

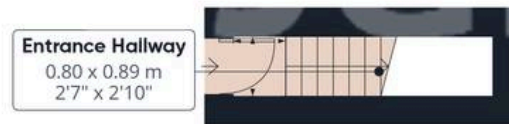
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First floor maisonette
- Offered to the market with no upward chain
- Ideal opportunity for downsizers or investment purchasers
- Situated close to frequent bus routes and local everyday amenities
- Spacious lounge/dining room with a feature balcony
- Fitted kitchen with integrated cooking appliances and space for white goods
- Two well-proportioned bedrooms
- Three-piece bathroom with an electric over-bath shower
- Well-maintained surrounding communal gardens
- Garage providing useful parking or additional external storage space







Floor 0

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

52.5 m<sup>2</sup>  
564 ft<sup>2</sup>



Floor 1



(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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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.