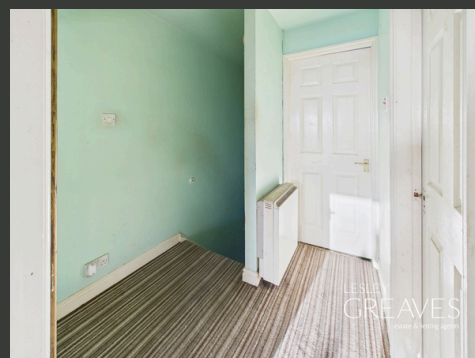




£90,000

DOUGLAS AVENUE CARLTON

- ONE DOUBLE BEDROOM
- OPEN PLAN LIIVING
- ALLOCATED PARKING
- EXCELLANT POTENTIAL
- CLOSE TO AMENITIES
- EPC D





First-Floor One-Bedroom Maisonette with No Upward Chain

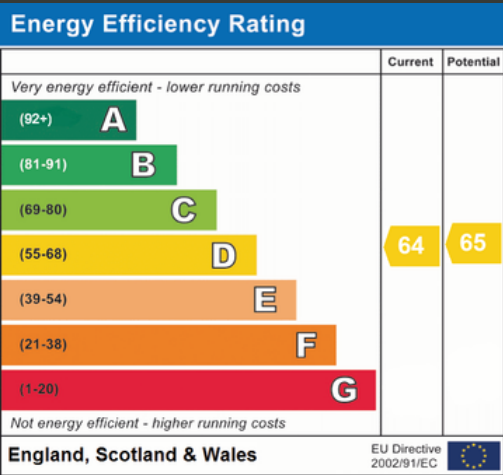
THIS FIRST-FLOOR MAISONETTE PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A PROPERTY THEY CAN MAKE THEIR OWN. OFFERING GREAT POTENTIAL THROUGHOUT, IT IS IDEAL FOR FIRST-TIME BUYERS OR INVESTORS. SITUATED IN A CONVENIENT LOCATION, THE PROPERTY PROVIDES EASY ACCESS TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS TO THE CITY.

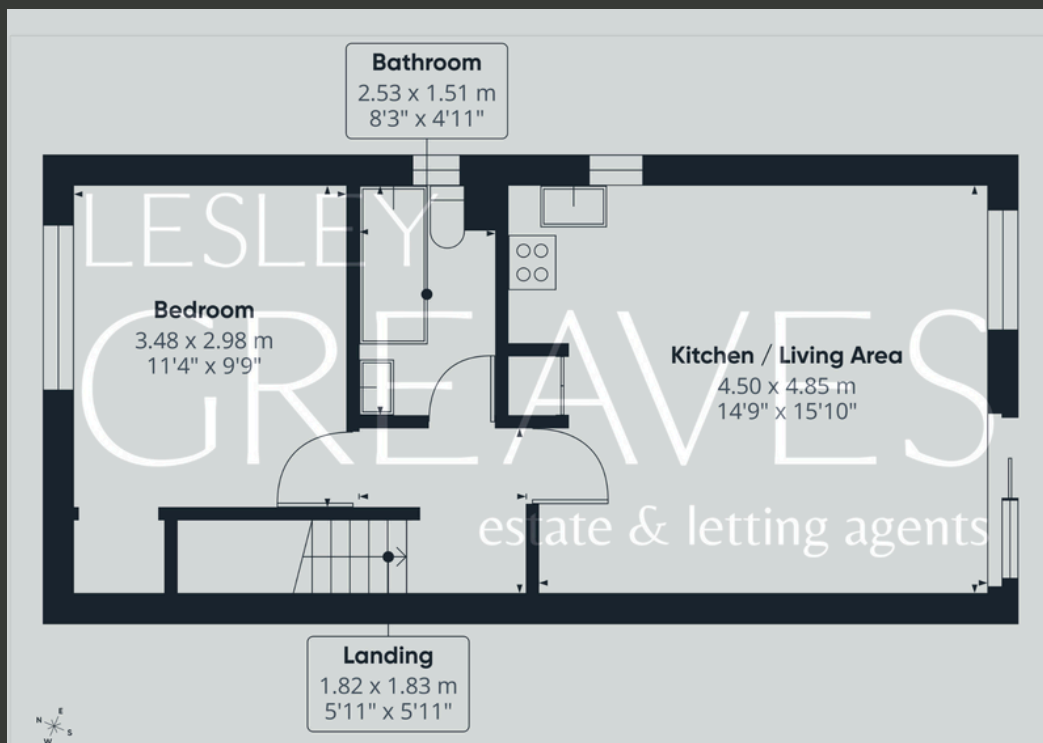
THE OPEN PLAN LIVING AREA INCLUDES A FITTED KITCHEN WITH SPACE FOR UNDER-COUNTER APPLIANCES AND ALSO HAS A UPVC PATIO DOOR TO A JULIETTE BALCONY. THE DOUBLE BEDROOM TO THE FRONT OF THE PROPERTY COMPRISES A STORAGE CUPBOARD AND UPVC DOUBLE GLAZED WINDOW. THE BATHROOM CONSISTS OF A THREE PIECE SUITE.

A BIN STORE IS LOCATED TO THE LEFT OF THE FRONT DOOR, PROVIDING PRACTICAL STORAGE. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING, OFFERING ADDED CONVENIENCE FOR RESIDENTS.

LENGTH OF LEASE REMAINING: 92 YEARS
SERVICE CHARGE £1082.50 PER ANNUM

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 46 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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