

JOHNSONS & PARTNERS

Estate and Letting Agency



FLAT 8, ST. CHADS CONWAY ROAD,

CARLTON, NG4 2PU

GUIDE PRICE £145,000



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For Sale with NO CHAIN | Two Bedrooms | Ground Floor Corner Apartment | Well Presented Throughout | Modern Kitchen | Garage | Close to Local Amenities | Viewing are Highly Advised |

Situated on the fringe of Carlton - St. Chads, Conway Road, presents a rare opportunity to secure a delightful ground floor corner apartment tailored to suit a variety of buyers. This well-presented two-bedroom residence is perfectly positioned to take advantage of serene views over the neighbouring bowling green, creating a tranquil backdrop for everyday living.

As an end unit, the property enjoys an abundance of natural light, thanks to extra windows in both the spacious living area and the rear bedroom. The communal entrance is accessed securely, leading you to a welcoming lobby that sets the tone for the apartment's modern charm.

Inside, the remodelled eat-in kitchen features extended counter space and comes fully equipped with a dishwasher, electric oven, fridge/freezer, and washing machine - ideal for those who enjoy both practicality and style. The generous lounge offers ample room for both relaxation and dining, and its large patio doors beautifully frame the leafy green outlook.

Both double bedrooms provide comfort and versatility, while the contemporary shower room offers a touch of everyday luxury with the second/rear bedroom offers the option as a bedroom or an office with built-in shelving, cabinets, desk and a large wardrobe in matching wood for extra storage.

Further enhancing the property's appeal, you will benefit from a detached garage and an allocated parking space, ensuring all your parking needs are met.

Enjoy peaceful walks through the well-tended communal gardens and terraces, or venture out to the local shops and amenities, just moments away. With no onward chain, this apartment is move-in ready. Early viewing is highly recommended to fully appreciate the lifestyle and convenience on offer.

Secure Communal Entrance

Reception Hallway

11'5" x 6'2" (3.48 x 1.88)

Living Room

16'2" x 12'7" (4.95 x 3.84)

Kitchen

10'3" x 10'3" (3.14 x 3.13)

Bedroom One

11'8" x 11'1" (3.57 x 3.40)

Bedroom Two

13'10" x 10'11" (4.22 x 3.33)

Bathroom

8'2" x 6'4" (2.49 x 1.94)

Single Garage In Block

Outside Communal Gardens

Leasehold Information

Tenure - Leasehold WITH A SHARE OF THE FREEHOLD

Lease Start Date - TBC

Lease End Date - TBC

Lease Term - 189 years from 29 September 1974

Lease Term Remaining - 138 years

Service Charges - £1200 per year (£100 per month)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

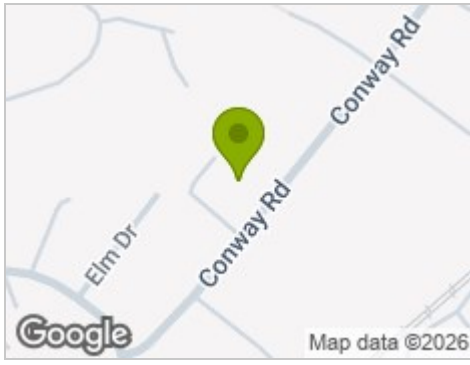
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



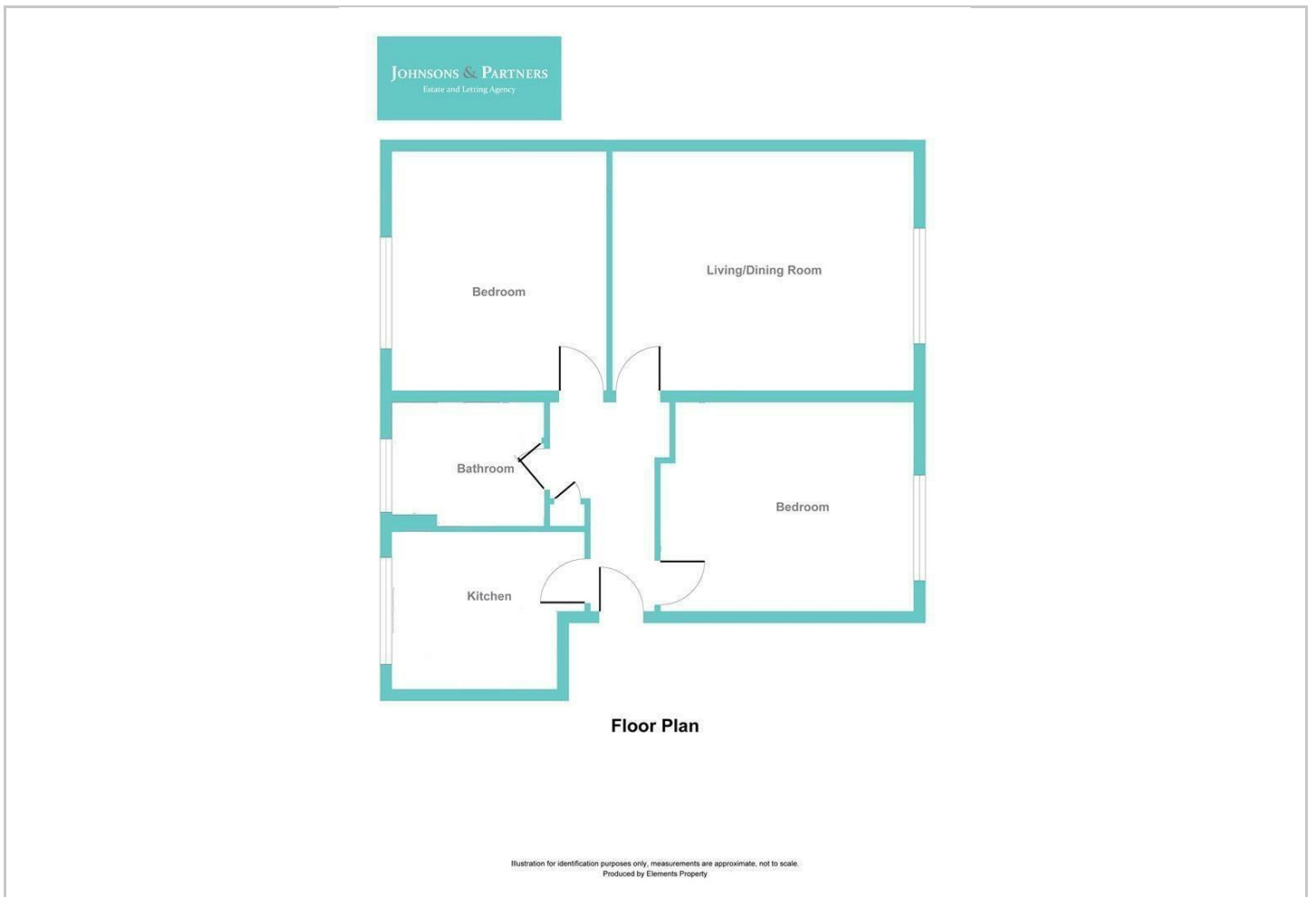
Hybrid Map



Terrain Map



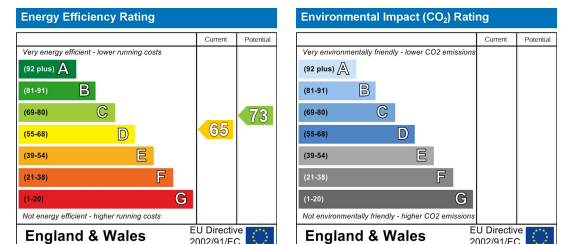
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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