

JOHNSONS & PARTNERS

Estate and Letting Agency



3 HIGHCLERE DRIVE, CARLTON

NOTTINGHAM, NG4 3DJ

£140,000



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For Sale with NO CHAIN | Two Bedrooms | Ground Floor Maisonette | Spacious Living Room | Garage | No Maintenance Charges | Popular Location | Close to Local Amenities and Transport Links |

Nestled in the charming neighbourhood of Carlton, Nottingham, this delightful two-bedroom ground floor apartment on Highclere Drive, offers a perfect blend of comfort and convenience. This splendid property is tailor-made for first-time buyers eager to step onto the property ladder, downsizers seeking a cosy and manageable living space, or astute investors on the lookout for an enticing opportunity.

Upon entering this inviting residence, you'll find yourself in a spacious lounge/dining room, which promises to be the heart of the home where memorable moments are sure to be made. The adjoining fitted kitchen comes equipped with all the essentials, ready for you to whip up your culinary delights. Two generously proportioned double bedrooms provide peaceful retreats with ample space for rest and rejuvenation. The three-piece bathroom serves as a practical space to freshen up. Additional benefits include ample built in storage throughout the internal hallway and the entrance hallway.

Outside, the apartment is complemented by an attractive front garden, adding a touch of greenery and charm to the property's exterior. Additionally, residents will benefit from the luxury of an allocated parking space and a garage, providing a secure spot for your vehicle.

Situated in a popular location, this apartment has the added advantage of no upward chain, streamlining the purchase process for a stress-free move. With such attributes, this apartment must be viewed to truly appreciate what's on offer. Embrace the chance to call Highclere Drive your new home.

Entrance Hallway
8'10" x 2'7" (2.70 x 0.8)

Living & Dining Room
10'2" x 15'2" (3.10 x 4.63)

Kitchen
8'3" x 11'3" (2.53 x 3.45)

Inner Hallway

Bedroom One
10'2" x 12'8" (3.10 x 3.88)

Bedroom Two
8'3" x 11'2" (2.53 x 3.42)

Bathroom
5'5" x 6'5" (1.66 x 1.96)

Allocated Parking and Garage

Leasehold Information

Tenure - Leasehold

Lease Start Date - 14 Jun 1979

Lease End Date - 15 Jun 2078

Lease Term - 99 years from 15.6.1979

Lease Term Remaining - 52 years

Annual Ground Rent - £10

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

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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.

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Road Map



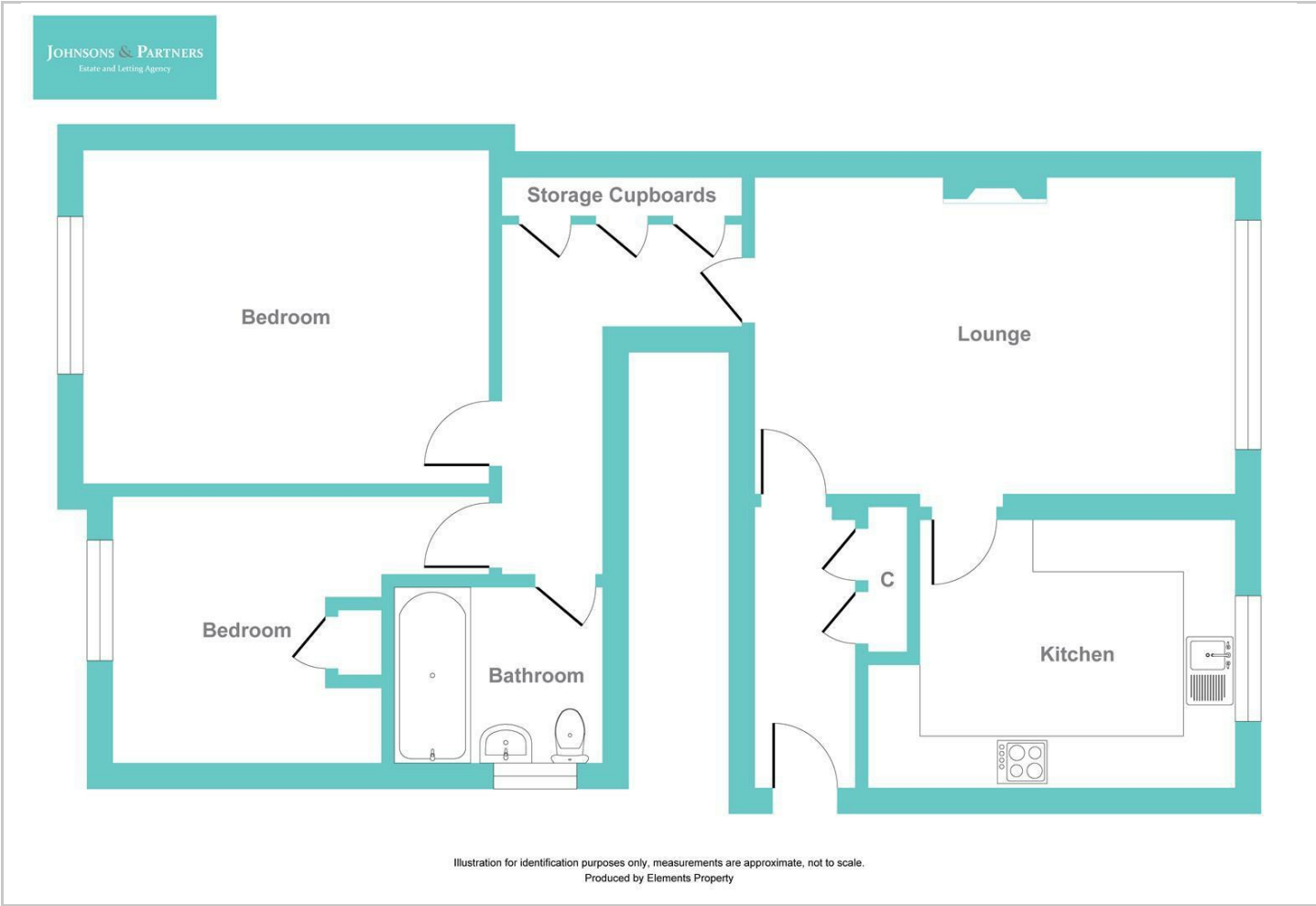
Hybrid Map



Terrain Map



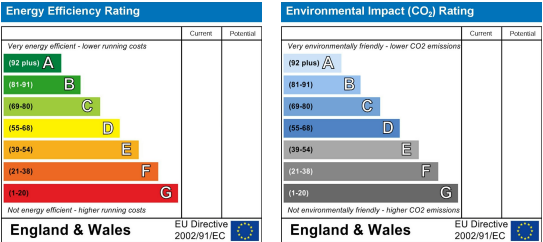
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.