

JOHNSONS & PARTNERS

Estate and Letting Agency



CONSTABLE COURT FOXHILL ROAD EAST, CARLTON

NOTTINGHAM, NG4 1RW

GUIDE PRICE £115,000



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Guide Price £115,000 - £120,000 | CHAIN FREE | One Bedroom | Ground Floor | Open Plan Living and Kitchen | Modern Throughout | Close to Local Amenities |

PROPERTY IS CURRENTLY TENANTED, AND WILL BE VACATED MID-JANUARY 2026. IT WILL BE VACANT POSSESSION.

Nestled within the peaceful precincts of Constable Court, Carlton, this contemporary ground floor apartment emerges as a sterling opportunity for first-time buyers and astute investors alike. Flaunting a single well-appointed bedroom complemented by a pristine bathroom, this modern living space promises comfort and convenience in equal measure.

Upon crossing the threshold, one is greeted by the sleek design and smart layout of the open-plan lounge/kitchen. The area radiates a sense of welcome and warmth, perfect for relaxing evenings or entertaining guests. The modern kitchen doesn't disappoint, boasting integrated appliances set within stylish units, ensuring culinary exploits are both enjoyable and effortless.

The well-presented nature of the property guarantees that you can settle in without the need for immediate alterations or improvements.

A definitive perk of this abode is the dedicated parking space, alleviating the typical urban challenge of finding a spot for your vehicle. The convenience extends beyond the doorstep, with a host of local amenities just a stone's throw away, including shops, eateries, and leisure facilities.

Connectivity is also a breeze, with excellent transport links to Nottingham city centre, placing the cultural and commercial hubs within easy reach. For those looking to venture further, the location ensures that the broader offerings of Nottinghamshire are never out of bounds.

Viewings of this delightful apartment come highly advised to truly appreciate the opportunity on offer. Whether as a home to begin your property journey or a valuable addition to your investment portfolio, Constable Court represents a wise choice for the discerning buyer.

Entrance Hallway

Living and Kitchen Area

20'1" x 14'5" (6.14 x 4.41)

Kitchen Area

Bedroom

12'6" x 7'3" (3.83 x 2.22)

Bathroom

6'3" x 5'7" (1.93 x 1.71)

Leasehold Information

Tenure - Leasehold

Lease Start Date - 17 Dec 2020

Lease End Date - 01 Jan 2270

Lease Term - 250 years from and including 1 January 2020

Lease Term Remaining - 244 years

Service Charge in the year marketing commenced (£PA): £588.16

Ground Rent in the year marketing commenced (£PA): £250

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.

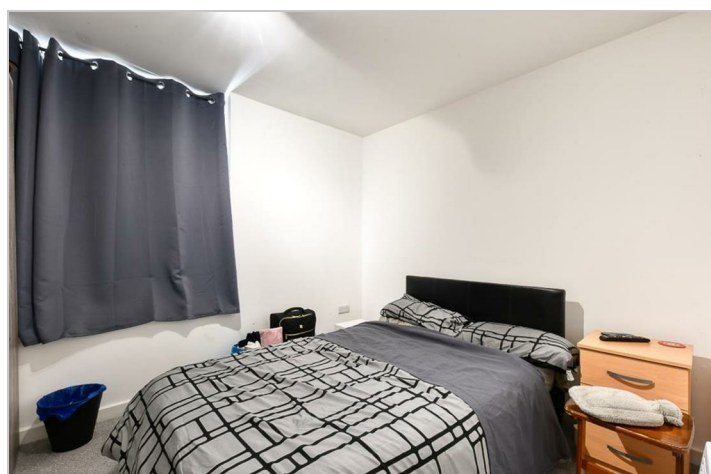
The vendor has advised the following:

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.

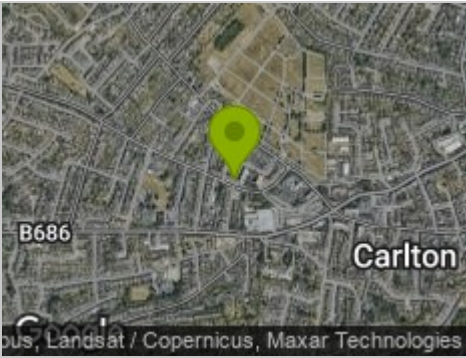
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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



Road Map



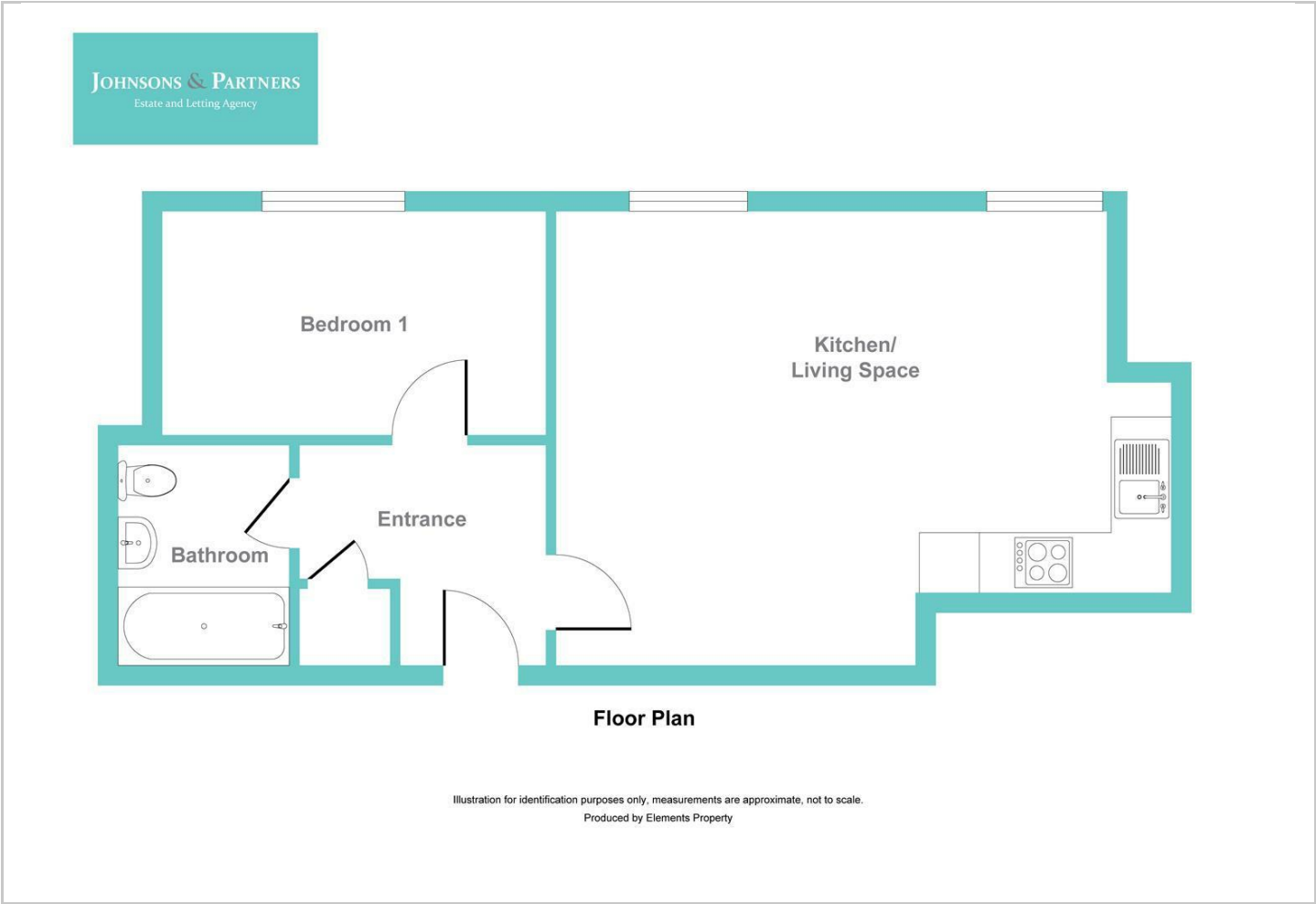
Hybrid Map



Terrain Map



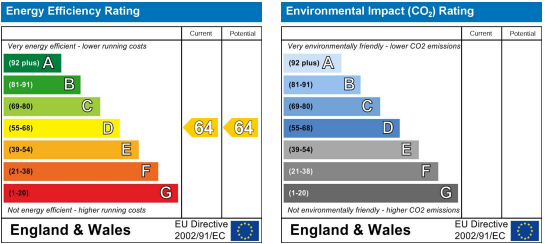
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.