

# JOHNSONS & PARTNERS

Estate and Letting Agency



## FLAT 4 CONWAY ROAD, CARLTON

NOTTINGHAM, NG4 2PU

ASKING PRICE £135,000



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A lovely, first floor, two double bedrooms flat, located within this popular building, set elevated from the road with views over the bowling green opposite. The property is close to an excellent range of amenities including, a wide variety of shops, regular public transport services, including rail, recreational facilities and even schools.

In brief, the accommodation comprises communal entrance hallway with stairs up to the first floor landing. The flat itself has a reception hallway, lounge dining room with those lovely views, modern, fitted kitchen, two double bedrooms and a modern, family bathroom. To the outside, the flat enjoys the use of the landscaped, communal gardens, as well as outside rotary drying lines. There is also a single garage located at the rear, within a block.

This is a great opportunity, be it as a rental investment, your first home or simply down sizing to be close to great amenities; either way we strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Communal Entrance With Security Door

Internal First Floor Landing

Flat

Reception Hallway

11'5 x 6'2 maximum (3.48m x 1.88m maximum)

Lounge

16'3 x 12'7 (4.95m x 3.84m)

Kitchen

9'4 x 8'5 (2.84m x 2.57m)

Bedroom One

11'8 to wardrobe front x 10'6 (3.56m to wardrobe front x 3.20m)

Bedroom Two

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

Family Bathroom

8'2 x 6'3 (2.49m x 1.91m)

Single Garage In Block

Outside Communal Gardens

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

Service fees -

Service fees - £80 pcm

Includes -

-Building insurance

-Cleaning of communal areas

-Gardens

-Building Insurance

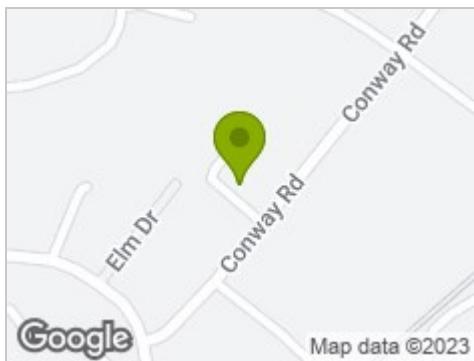
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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

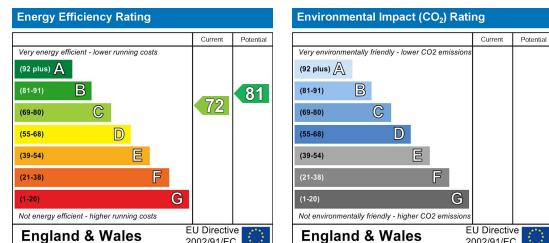


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## 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.