

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 72 HOOTON ROAD, CARLTON

NOTTINGHAM, NG4 1GR

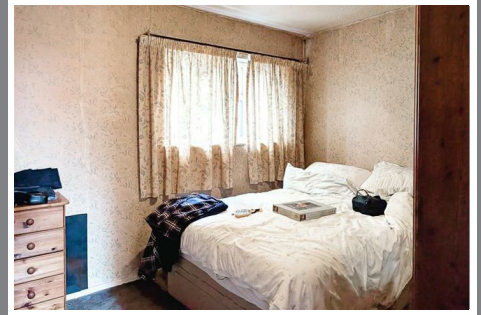
£85,000



# 72 HOOTON ROAD

CARLTON, NOTTINGHAM, NG4 1GR

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FOR SALE WITH NO CHAIN | Two Bedrooms | Secure Communal Entrance | Versatile Layout | Spacious Living Room | Close to Local Amenities and Transport Links | Residents off Road Parking |

Located in Carlton, Nottingham, this delightful two-bedroom apartment on Hooton Road, presents a superb opportunity for a variety of discerning buyers.

This first-floor flat offers a well-proportioned layout that commences with an inviting entrance hall, complete with practical storage solutions that ensure a clutter-free living space. The heart of the home is the spacious lounge, a perfect canvas for your interior design aspirations, boasting ample room for relaxation and social gatherings.

Culinary enthusiasts will appreciate the kitchen, featuring an array of units, providing both style and functionality for your cooking endeavours. The apartment comprises two bedrooms, offering a peaceful retreat after a long day, with the second bedroom boasting useful eaves storage, maximising the space's potential.

The bathroom is fitted with a three-piece suite, ensuring a tranquil environment for your daily routines. Externally, the property benefits from established communal gardens, which present a lovely setting for leisurely strolls or enjoying the outdoors without the demands of extensive upkeep.

For those with vehicles, the convenience of a designated parking space for residents is invaluable. Moreover, the property is sold with no upward chain, simplifying the moving process and making it an even more attractive proposition.

This apartment, set in a desirable location with easy access to local amenities and transport links, awaits its next chapter with you.

Secure Communal Entrance

Entrance Hallway

Living Room

Kitchen

Bedroom

Bedroom/Dining Room

Storage

Bathroom

Leasehold Information

Tenure - Leasehold

Lease Start Date - 31 May 1993

Lease End Date - 01 Apr 2116

Lease Term - 125 years from 1 April 1991

Lease Term Remaining - 90 years

Ground Rent - £30 Per Annum

Service Charges - £92 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.

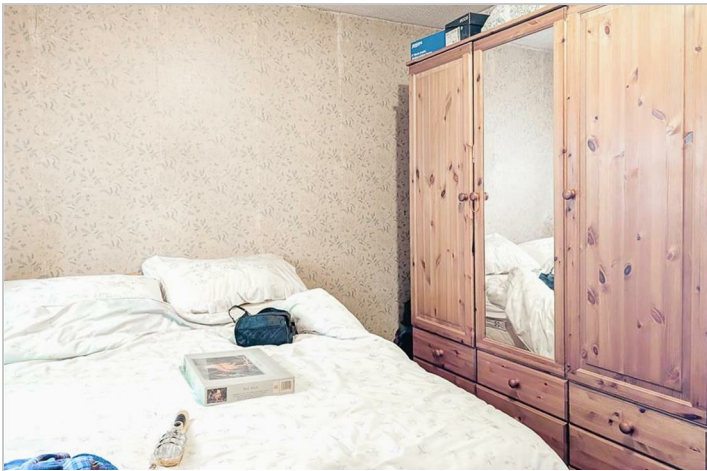
The vendor has advised the following:

Property Tenure is Leasehold

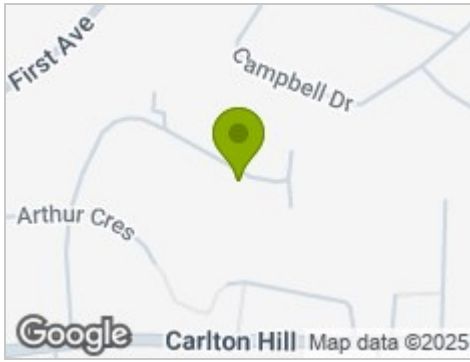
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



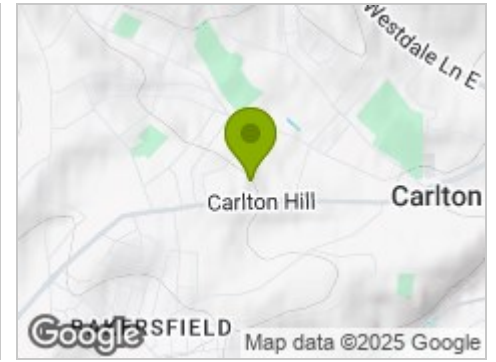
## Road Map



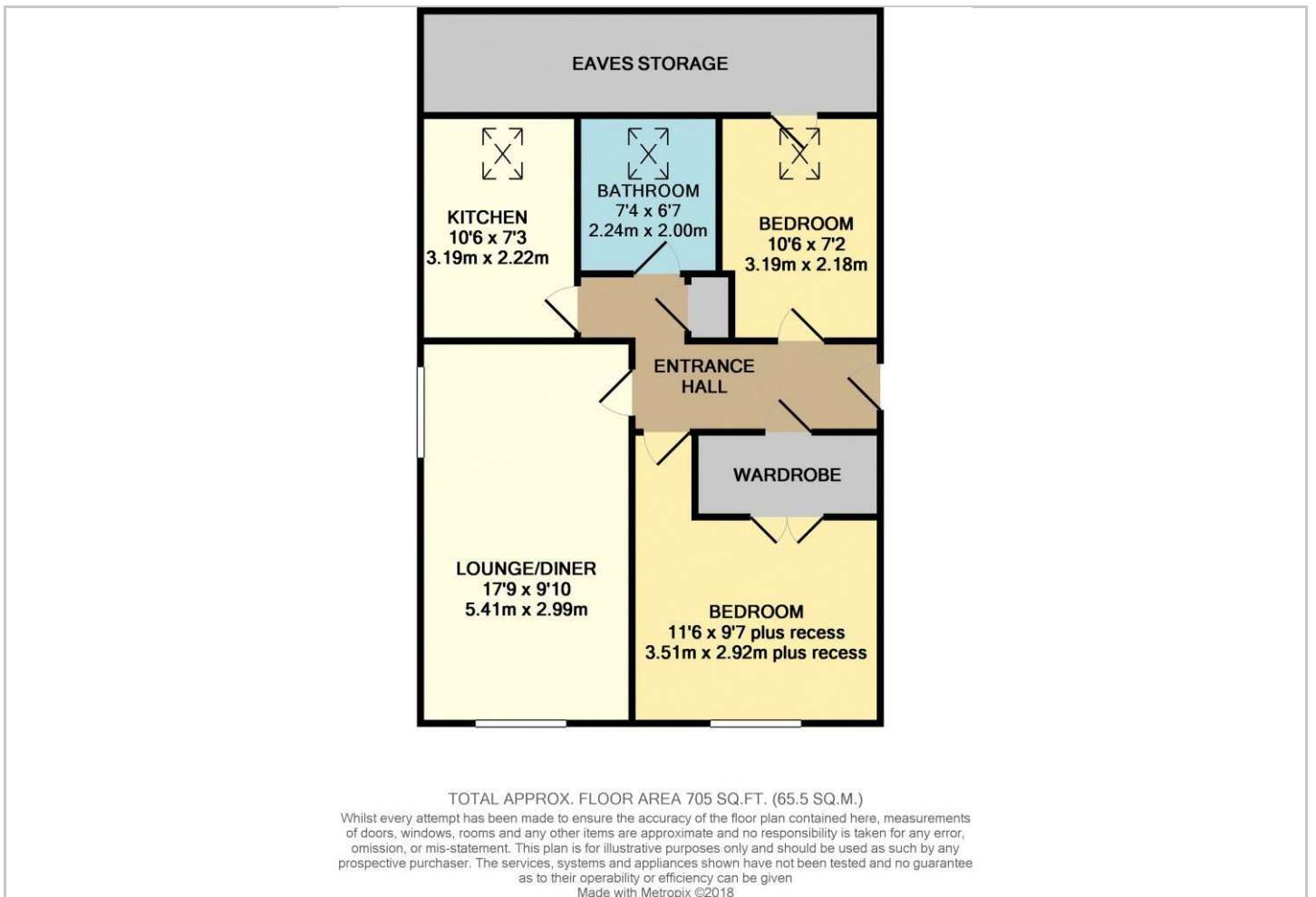
## Hybrid Map



## 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



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.