

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 3 HIGHCLERE DRIVE, CARLTON

NOTTINGHAM, NG4 3DJ

GUIDE PRICE £70,000



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You Need to Register to bid: [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk)

Viewings listed below are pre booked, there is no need to book prior to attending - 12.00-12.30pm 6th, 11th and 14th July

Johnsons and Partners are listing this property on behalf of Auction Hammer Midlands.

## Residential

Live stream auction on 16TH JULY 2026 6:30PM START. Bidding will be available by either online bidding, telephone or proxy If you wish to bid, please register on line via the Auction Hammer website [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk) using the Register to Bid tab.

Investment Opportunity. A two bedroom Ground Floor Maisonette well presented throughout and ready to move into. Situated in a popular location at Carlton central to the East Midlands, close to all amenities, and also Sherwood Forest. This prime location also offers amazing transport links to the inner cities and around the country. Has the additional benefit of a garage and allocated parking space.

Maisonette Entrance Hallway - 2.70 x 0.8 (8'10" x 2'7"), Living & Dining Room - 3.10 x 4.63 (10'2" x 15'2") - Kitchen - 2.53 x 3.45 (8'3" x 11'3") - Inner Hallway - Bedroom One - 3.10 x 3.88 (10'2" x 12'8") - Bedroom Two - 2.53 x 3.42 (8'3" x 11'2") - Bathroom - 1.66 x 1.96 (5'5" x 6'5")

## Outside Allocated Parking And Garage

Services Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services

Lease Information 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

The seller has confirmed No maintenance/service charges.

Note PROSPECTIVE BUYERS PLEASE NOTE We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

T: 0115 931 2020

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

#### Auction Terms

##### Terms:

##### Guide Prices & Reserves

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

##### Additional Fees

Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.

##### Plans, Maps and Photographs

The plans, floorplans, maps, photographs and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale and should not be relied upon.

##### Consumer Protection Regulations 2008

Auction Hammer Midlands Property Auctions endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property

has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

##### Anti Money Laundering Regulations

Intending buyers will be asked to produce identification documentation either as part of the bidder registration process or if they make an acceptable pre-auction offer, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Administration Fee: £1440 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1140 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

##### Leasehold Information

Tenure - Leasehold

Lease Start Date - 14 Jun 1979

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##### 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



## Road Map



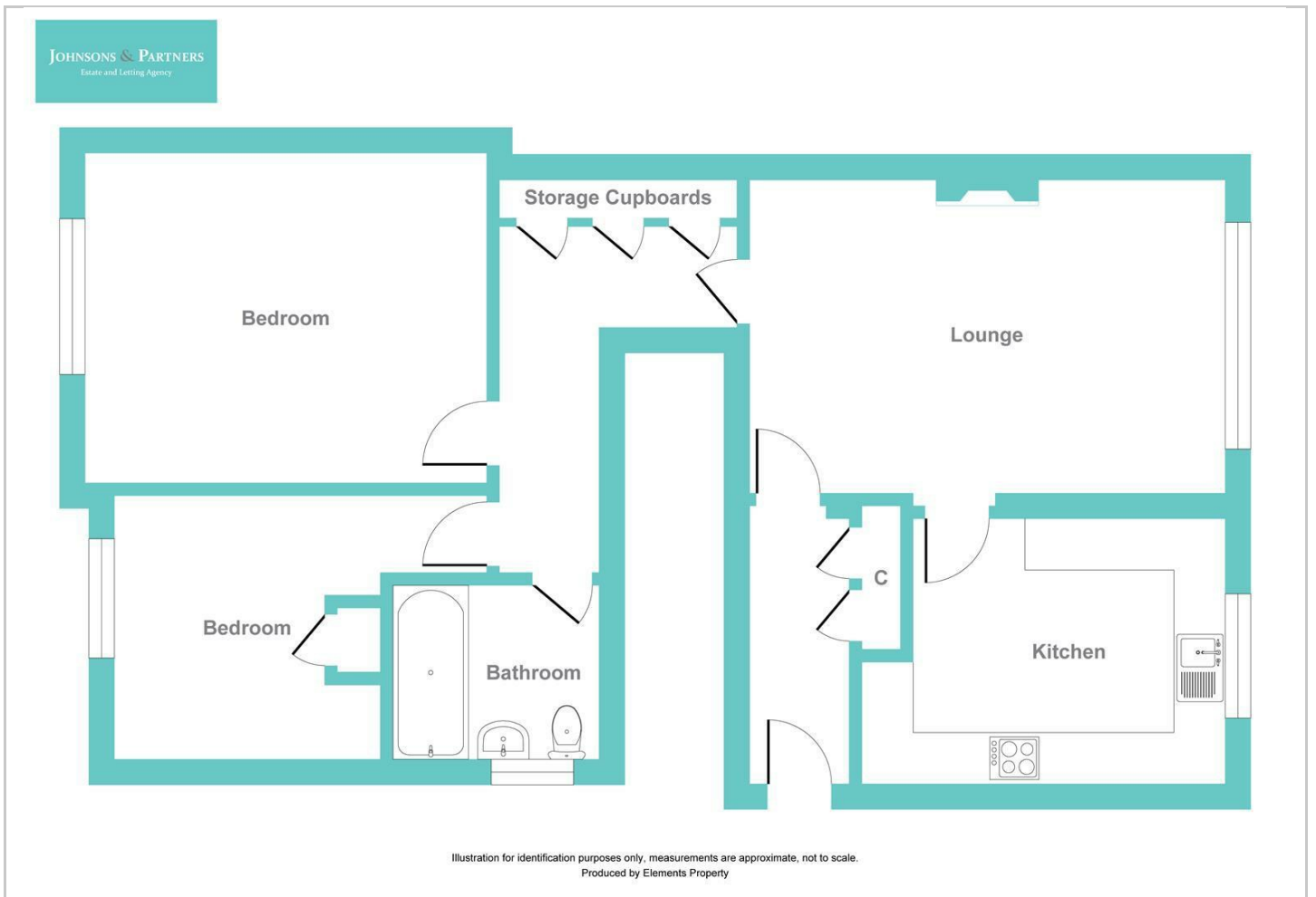
## Hybrid Map



## 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.