

JOHNSONS & PARTNERS

Estate and Letting Agency



FLAT 8, ST. CHADS CONWAY ROAD,

CARLTON, NG4 2PU

GUIDE PRICE £145,000



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For Sale with NO CHAIN | Two Bedrooms | Ground Floor Corner Apartment | Well Presented Throughout | Modern Kitchen | Garage | Close to Local Amenities | Viewing are Highly Advised |

Situated on the fringe of Carlton - St. Chads, Conway Road, presents a rare opportunity to secure a delightful ground floor corner apartment tailored to suit a variety of buyers. This well-presented two-bedroom residence is perfectly positioned to take advantage of serene views over the neighbouring bowling green, creating a tranquil backdrop for everyday living.

As an end unit, the property enjoys an abundance of natural light, thanks to extra windows in both the spacious living area and the rear bedroom. The communal entrance is accessed securely, leading you to a welcoming lobby that sets the tone for the apartment's modern charm.

Inside, the remodelled eat-in kitchen features extended counter space and comes fully equipped with a dishwasher, electric oven, fridge/freezer, and washing machine - ideal for those who enjoy both practicality and style. The generous lounge offers ample room for both relaxation and dining, and its large patio doors beautifully frame the leafy green outlook.

Both double bedrooms provide comfort and versatility, while the contemporary shower room offers a touch of everyday luxury with the second/rear bedroom offers the option as a bedroom or an office with built-in shelving, cabinets, desk and a large wardrobe in matching wood for extra storage.

Further enhancing the property's appeal, you will benefit from a detached garage and an allocated parking space, ensuring all your parking needs are met.

Enjoy peaceful walks through the well-tended communal gardens and terraces, or venture out to the local shops and amenities, just moments away. With no onward chain, this apartment is move-in ready. Early viewing is highly recommended to fully appreciate the lifestyle and convenience on offer.

Secure Communal Entrance

Reception Hallway

11'5" x 6'2" (3.48 x 1.88)

Living Room

16'2" x 12'7" (4.95 x 3.84)

Kitchen

10'3" x 10'3" (3.14 x 3.13)

Bedroom One

11'8" x 11'1" (3.57 x 3.40)

Bedroom Two

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

Bathroom

8'2" x 6'4" (2.49 x 1.94)

Single Garage In Block

Outside Communal Gardens

Leasehold Information

Tenure - Leasehold WITH A SHARE OF THE FREEHOLD

Lease Start Date - TBC

Lease End Date - TBC

Lease Term - 189 years from 29 September 1974

Lease Term Remaining - 138 years

Service Charges - £1200 per year (£100 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

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Road Map



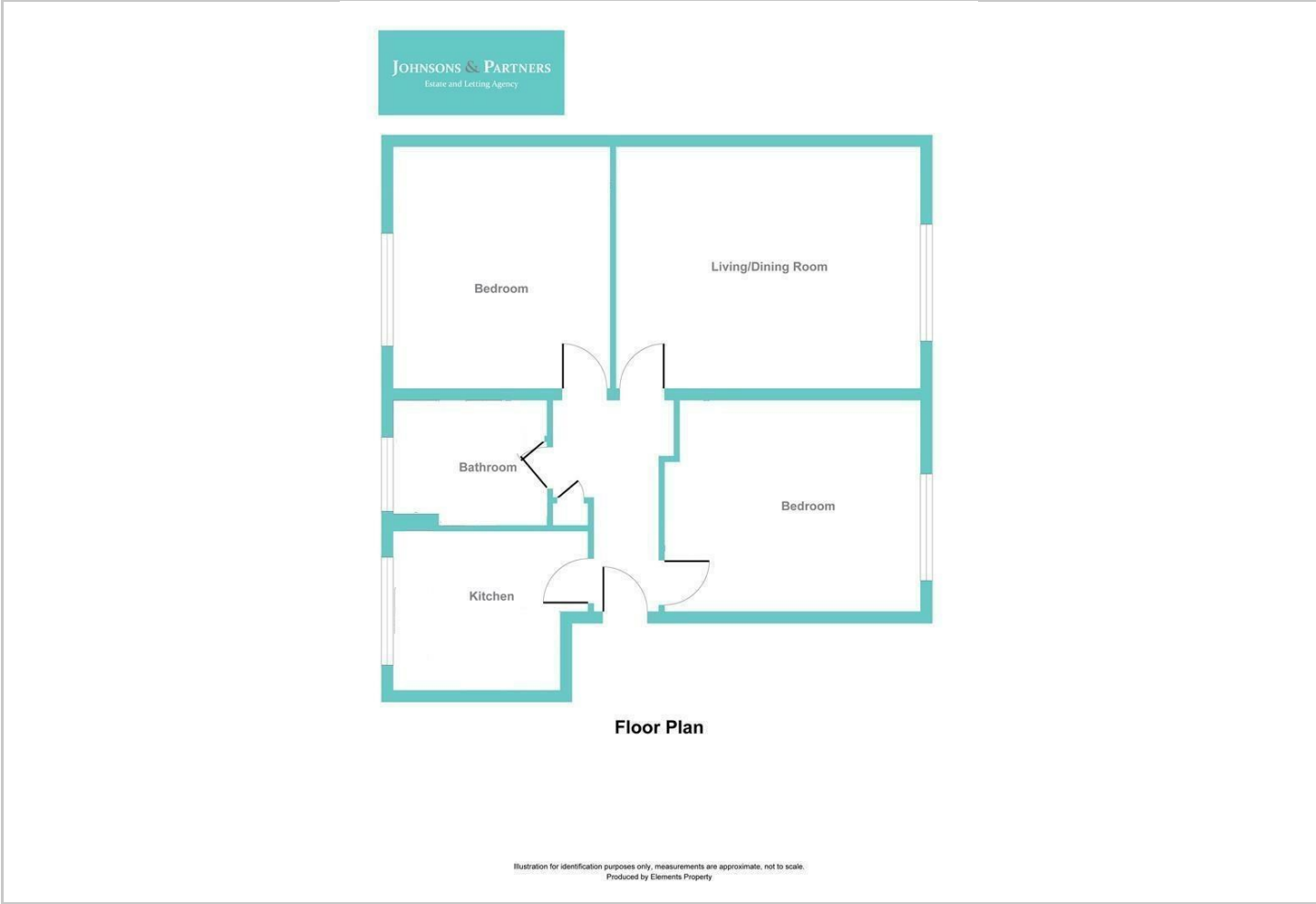
Hybrid Map



Terrain Map



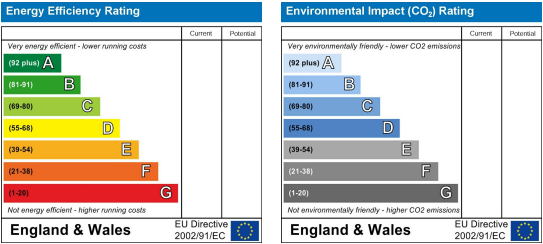
Floor Plan



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



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