

JOHNSONS & PARTNERS

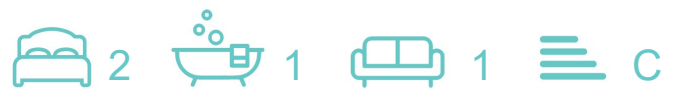
Estate and Letting Agency



22 MANOR GREEN WALK, CARLTON

NOTTINGHAM, NG4 3BW

GUIDE PRICE £155,000



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A nicely presented, two bedroom, terraced bungalow; within this retirement development with gardens and parking. The property is tucked away within this gem of a development; located close to an excellent range of amenities which includes a health centre, regular bus services with a stop just outside the complex and great, nearby, shopping too. There is also a communal lounge to meet up with other residents.

In brief the double glazed and gas centrally heated accommodation, which also has the benefit of emergency pull chords throughout comprises reception hallway with store cupboard, lounge dining room with patio doors out to the rear garden, kitchen, inner hallway, two good sized bedrooms and a shower room completes the accommodation. To the outside there is a garden to the rear and both owner and visitor parking within the development.

This property comes to the market with 'no upward chain' which helps to simplify the whole buying process. This is a lovely home in a great development and close to excellent amenities; with all of this in mind we most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Entrance Lobby

Inner Hallway

Kitchen

10'6" x 5'4" (3.21 x 1.64)

Living Room/Dining Area

14'7" x 15'7" (max max) (4.47 x 4.77 (max max))

Bedroom One

9'3" x 12'1" (2.84 x 3.69)

Bedroom Two

8'11" x 8'9" (2.72 x 2.68)

Bathroom

5'5" x 7'1" (1.66 x 2.18)

Outside

Owner and Visitor parking available.

Leasehold Details

- Tenure Type: Leasehold
- Lease Term: 125 Years granted 15/12/2008
- Qualifying Age: 60 and over
- Service Charge: £185.00 pcm

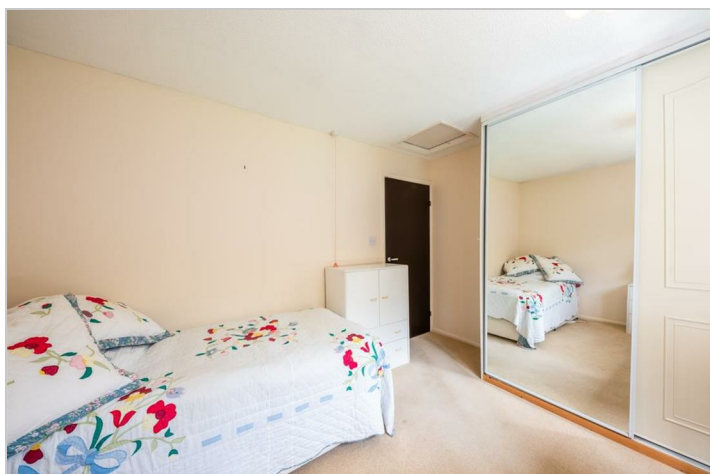
Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

Agents Disclaimer

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.

Anti Money Laundering Regulations

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



Road Map



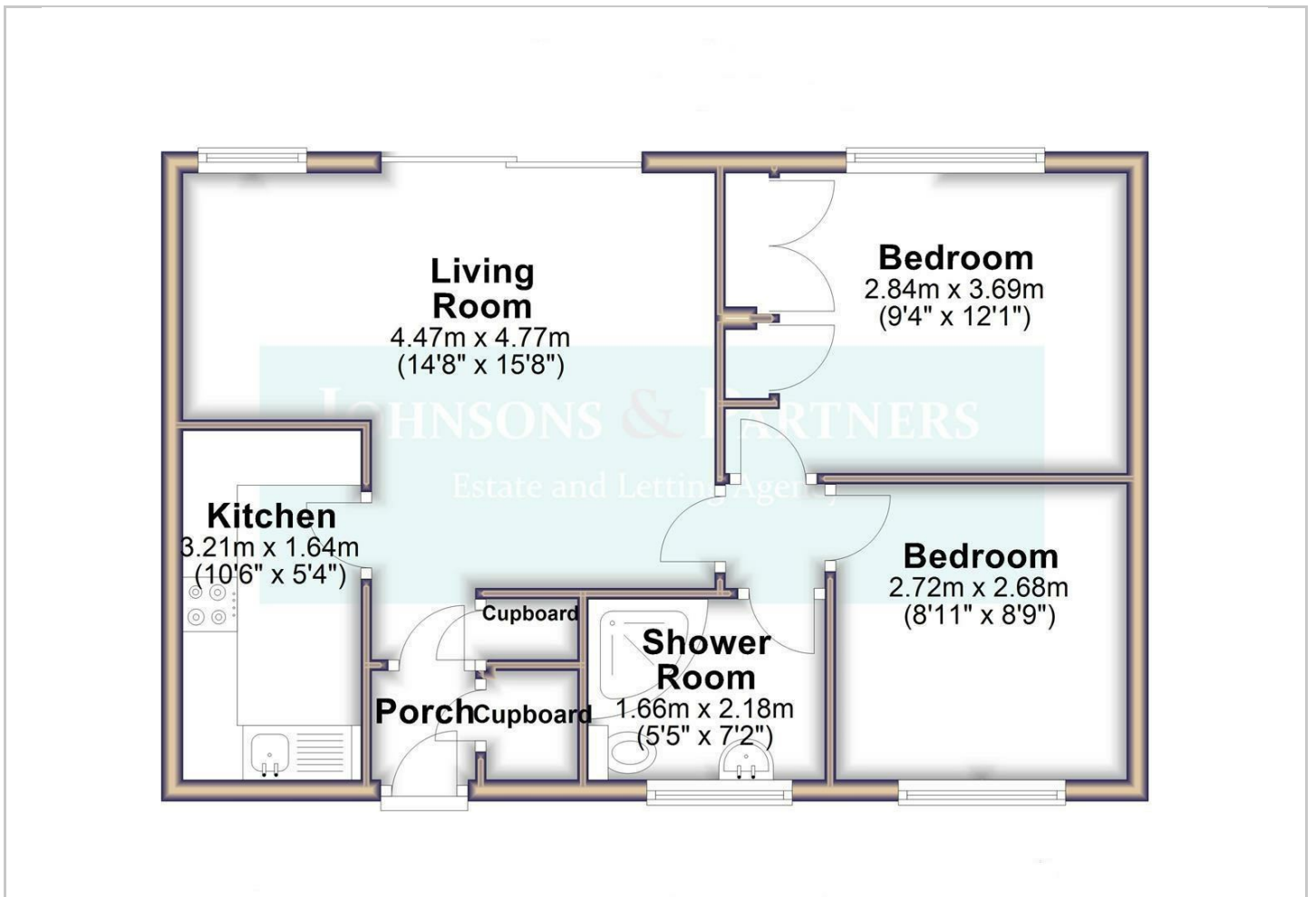
Hybrid Map



Terrain Map



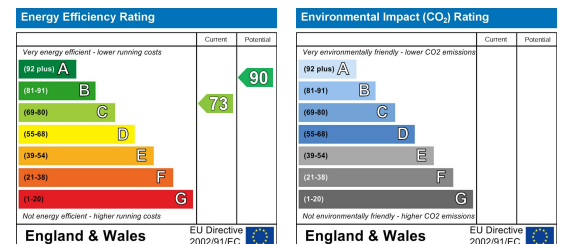
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 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.