



233a Westdale Court, Carlton, NG4 4FH

£120,000





Hotpoint  
MADE IN  
BRITAIN

PROGRAMME	TEMPERATURE	SPIN SPEED	WASH TIME
WASH	40°C	1200	1:30
WASH	60°C	1200	1:30
WASH	90°C	1200	1:30
WASH	90°C	1200	1:30

Hotpoint

Saka  
Saka  
Saka

# 233a Westdale Court Carlton, NG4 4FH

- Duplex maisonette
- Corner bath with electric shower
- Lower ground floor utility room
- Two double bedrooms
- Central heating with combi boiler
- Garage

**GREAT FIRST TIME BUY!!** A lovely first floor duplex maisonette for sale with **NO UPWARD CHAIN**. Ground floor utility/cloakroom, spacious landing, two double bedrooms, bathroom and modern kitchen diner. **LEASE EXTENDED TO 125 YEARS!!**

**£120,000**



## Overview

Located on Westdale Lane, Carlton, is this lovely first-floor duplex maisonette which is for sale with no upward chain and only about a mile from Mapperley's thriving shopping area, where you will find an array of cafe's, bars and restaurant, along with a number of independent retailers. Perfect for a first time buyer, or as an investment if you are a budding landlord.

As you enter, you are welcomed into the ground floor lobby, with stairs leading up to the main accomodation and a door in to a very handy utility/cloakroom. The landing also doubles up as an additional usable study area if you work from home. From here, access takes you through to the spacious living room and kitchen diner that boasts impressive elevated rear views.

The bathroom features a corner bath with electric shower and both bedrooms are doubles, the rear bedroom also having rear views. Additionally, the property benefits from communal car parking and an integral single garage, with space to park in front of the garage.

With a recently extended lease of 125 years, this property presents a fantastic opportunity for buyers looking for a long-term investment in a vibrant community. The combination of its location, spacious layout, and local amenities makes this maisonette a truly appealing and affordable choice for anyone seeking a new home in the area. Don't miss the chance to make this lovely property your own.

## Ground Floor Lobby

Stairs to the first-floor landing, under-stairs cupboard and grey wood style floor covering continuing through to the utility/cloakroom.



## Utility/Cloakroom

With UPVC double-glazed side window.

## Landing

A large landing with UPVC double-glazed front window, seating/study area and UPVC double-glazed window on the half landing. Wall-mounted combination gas boiler, radiator, and meter cupboard with RCD board.

## Living Room

Feature stone fireplace and chimney breast, hearth and side plinth, grey wood style floor covering continuing through to the kitchen and inner hallway, UPVC double glazed front window and radiator.

## Kitchen

A range of wall and base units with granite affected worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Electric cooker point, plumbing for washing machine, radiator and two UPVC double glazed rear windows.

## Inner Hallway

Doors to both bedrooms and bathroom.

## Bedroom 1

UPVC double glazed rear window with elevated views and radiator.

## Bedroom 2

UPVC double glazed front window and radiator.

## Bathroom

The suite consists of a corner bath with full-height tiling and electric shower, dual flush toilet and pedestal wash basin with tiled splashback. Airing/linen cupboard, radiator, grey wood style floor covering and UPVC double glazed rear window.

## Outside

The building stands within communal grounds and residents parking. There is also a single integral garage belonging to the property and communal seating and enclosed drying areas to the side and rear of the building.

## Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining - 125 years

GROUND RENT: £ 212.00 - to be reviewed on: TBC

SERVICE CHARGE: £ 1208.00 - to be reviewed on: TBC

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

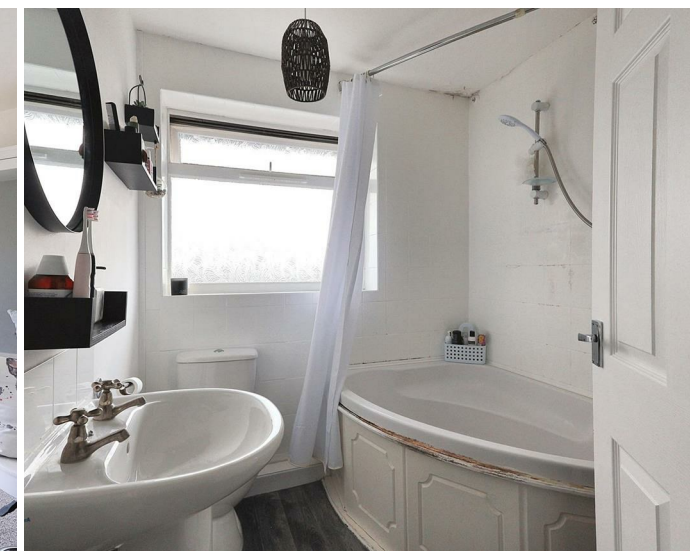
LOCATION OF BOILER: landing

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent







MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stairs from the ground floor lobby







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
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