



**Belvoir Lodge**  
**Carlton, Nottingham NG4 1DU**

TWO BEDROOM LEASEHOLD APARTMENT  
WITH DRIVEWAY, GARAGE AND GARDEN.  
SELLING WITH NO UPWARD CHAIN.

**Asking Price £100,000 Leasehold**



A well presented two bedroom leasehold apartment, benefitting from its own private entrance and positioned within a popular residential location in Carlton, offering spacious accommodation, a refitted kitchen and the added benefit of a garage.

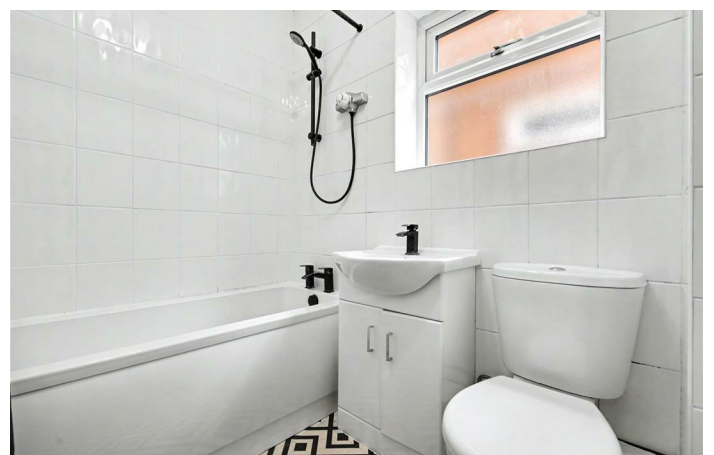
The property is accessed via its own UPVC double glazed front door, leading into an entrance hallway. From here, there is access to a bright and spacious living room, featuring a bay window to the front elevation allowing for plenty of natural light.

The living space leads through to a modern refitted kitchen, fitted with a range of contemporary wall and base units with work surfaces over, integrated oven and hob, space for further appliances and useful storage.

There are two well proportioned bedrooms, both positioned to the rear of the property, along with a family bathroom fitted with a three piece suite including bath with shower over, vanity wash hand basin and WC.

Externally, the property benefits from a low maintenance rear garden area, ideal for seating, along with a garage providing off-road parking or additional storage.

Situated within easy reach of Carlton's amenities, schools and transport links, this property would ideally suit first time buyers, investors or those looking to downsize.



### Entrance Hallway

2'8 x 9'4 approx (0.81m x 2.84m approx )

UPVC double glazed entrance door to the front elevation, coving to the ceiling, ceiling light point, part-panelling to the walls, panelled doors leading off to:

### Living Room

16'09 x 12'03 approx (5.11m x 3.73m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, doorway leading through to the refitted kitchen.

### Refitted Kitchen

8'10 x 8'5 approx (2.69m x 2.57m approx)

A range of matching contemporary wall and base units with worksurfaces over incorporating a 1.5 bowl stainless steel sink with swan neck mixer tap over, built-in pantry unit, wall mounted ideal gas central heating combination boiler, integrated oven, integrated hob, space and plumbing for a freestanding washing machine, integrated fridge freezer, display cabinets and shelving, extractor hood, coving to the ceiling, ceiling light point, laminate floor covering.

### Bedroom One

9'01 x 10'6 approx (2.77m x 3.20m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom Two

8'8 x 7'08 approx (2.64m x 2.34m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Family Bathroom

7'04 x 5'05 approx (2.24m x 1.65m approx)

Three piece suite comprising panelled bath with electric shower over, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, UPVC double glazed window to the side elevation, loft access hatch, extractor fan, tiled splashbacks, heated towel rail, linoleum floor covering.

### Outside

Low maintenance paved patio area to the rear.

Garage with up and over door.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

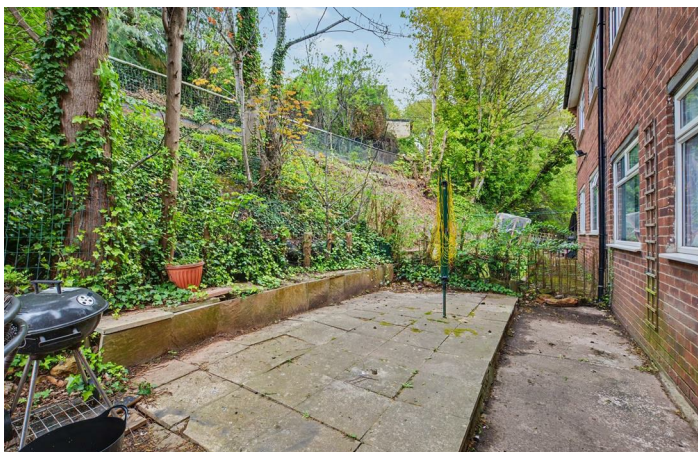
Flood Risk: No flooding in the past 5 years

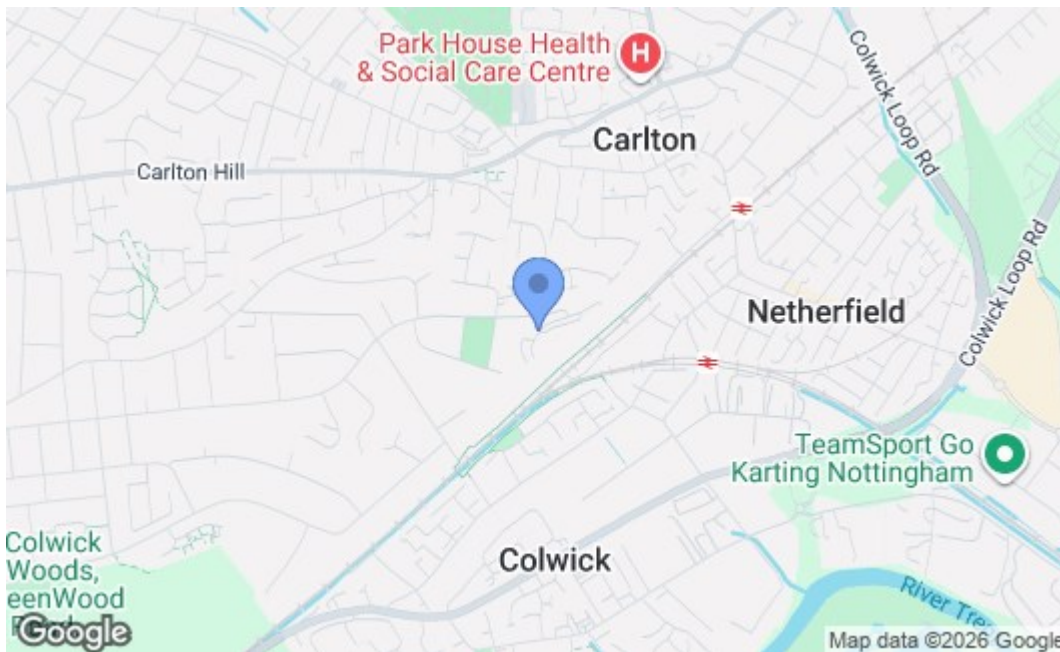
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.