



Carnation Place, Tulip Street,  
Chilwell, Nottingham  
NG9 4JT

**£175,000 Leasehold**



Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This newly built would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An open plan living and kitchen, one double bedroom and bathroom.

Outside the property is an allocated parking space.

Finished in 2024, this never been lived in apartment is offered to the market with full UPVC double glazing and is well worthy of an early internal viewing.



### Communal Entrance Hall

A secure communal entrance door through to the entrance space.

### Open Plan Kitchen Space

19'3" x 17'8" (5.87m x 5.40m )

#### Kitchen Area

A range of wall and base units with work surfacing over, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven and fridge freezer.

### Living Area

A carpeted reception room, with UPVC double glazed window to the side aspect.

### Bedroom One

10'0" x 8'10" (3.07m x 2.71m )

A carpeted double bedroom, with electric heater and UPVC double glazed window to the side aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and aqua wall panelling.

### Outside

One allocated parking space.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

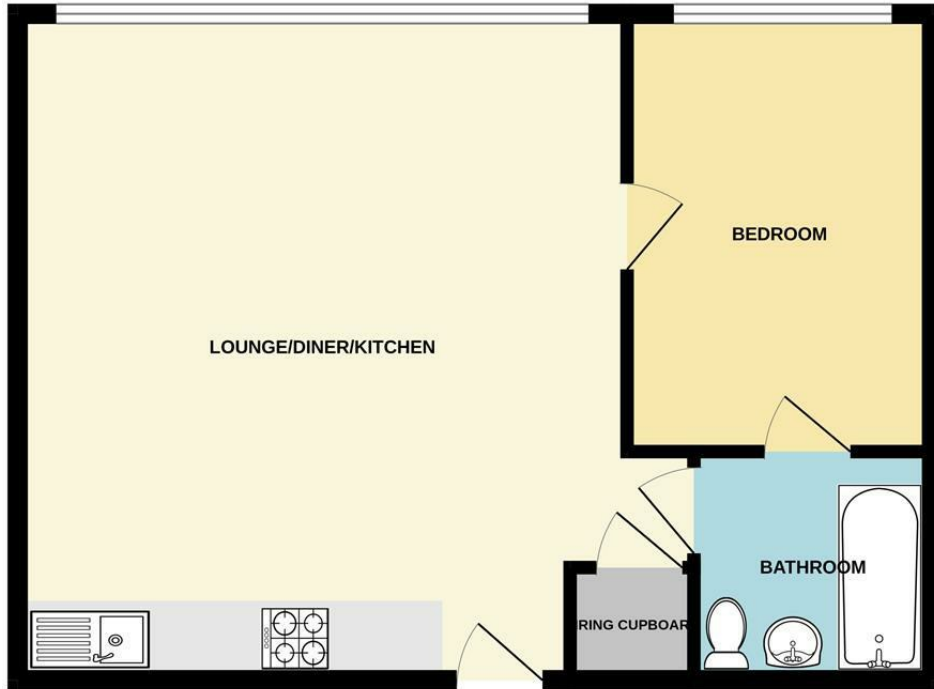
### Disclaimer:

These details and Key facts are for guidance only and

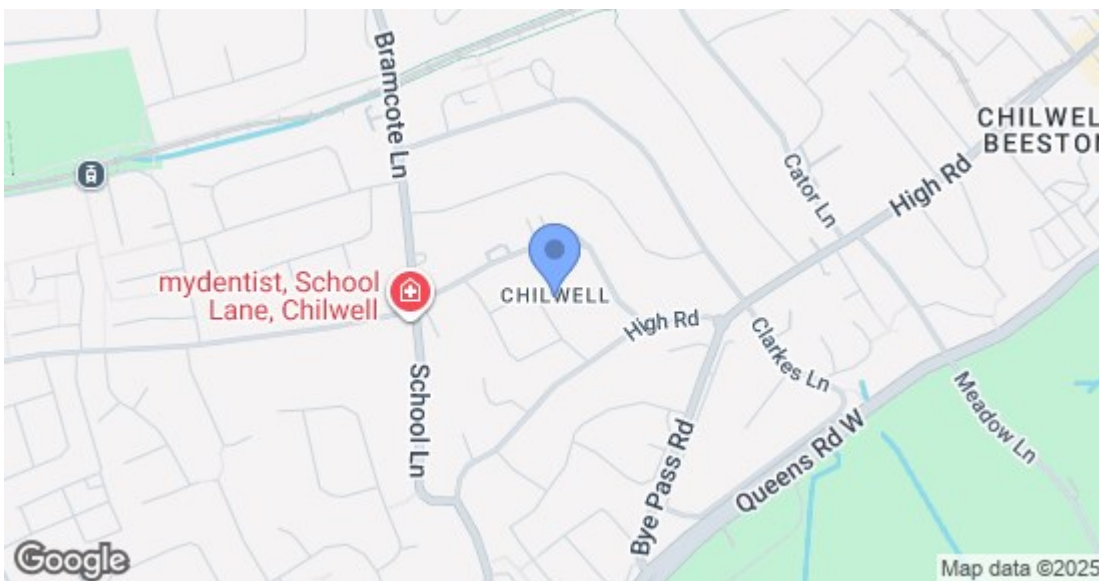
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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