



## 7 Highgate Close, Carlton, Nottingham, NG4 3PP

£900 Per Month

- Two Bedroom End Terrace
- Off Street Parking
- Excellent Transport Links Into Nottingham City Centre.
- Well Presented
- Conveniently located
- Available Now

# 7 Highgate Close, Nottingham NG4 3PP

\*\*\*WELL PRESENTED TWO BEDROOM HOME\*\*\*

\*\*\*AVAILABLE NOW\*\*\*

Situated in a peaceful cul-de-sac within the highly sought-after area of Carlton, this well presented home offers comfortable and modern living throughout.

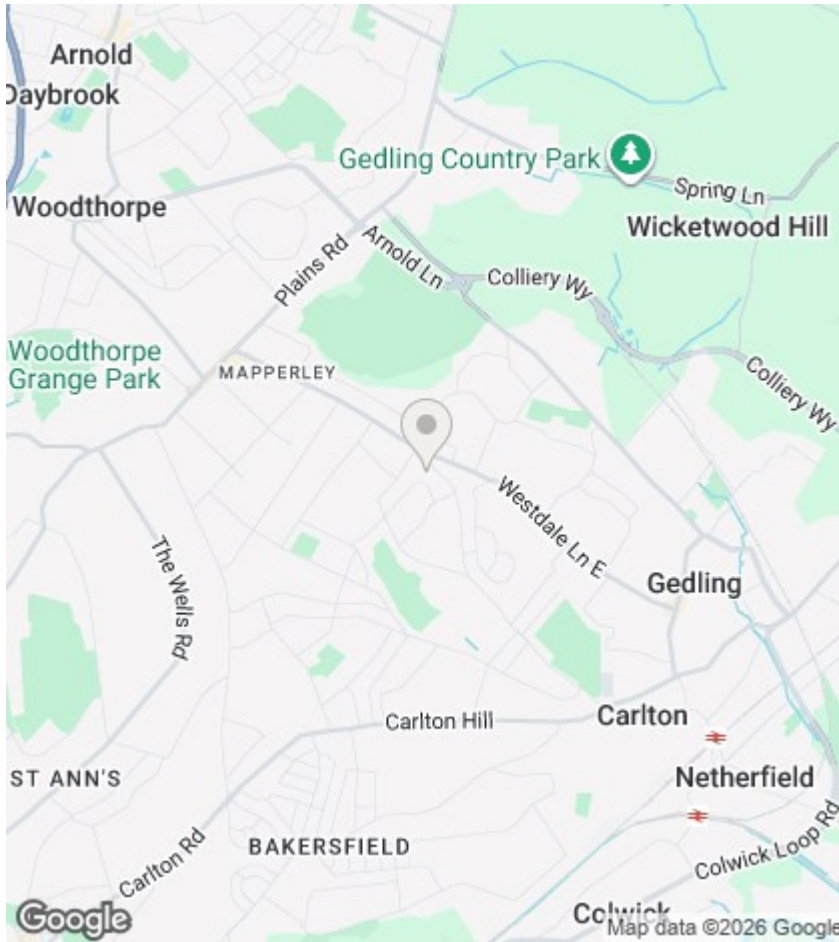
The property features a bright and inviting lounge, a well-appointed fitted kitchen, two generously sized bedrooms, and a contemporary bathroom designed for everyday convenience.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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	