



2 bed apartment to buy in NG4

Westdale Court, Carlton, Nottingham,
Nottinghamshire, NG4 4FH

£80,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts'
- ✓ Two Bedroom Apartment
- ✓ Open Plan Kitchen and Dining
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A well-proportioned two-bedroom apartment situated in the popular Carlton area of Nottingham, offering versatile accommodation, useful outside space and convenient access to local amenities and transport links.

Upon entering the property, there is a versatile additional room to the right which could be utilised as a home office, study or storage room, providing a useful space for modern-day living.

Stairs lead to a spacious landing, which provides access to the main living accommodation. The generously proportioned living room benefits from attractive grey wood-effect flooring and features a decorative brick chimney breast, creating an appealing focal point and adding character to the room.

Off the living room is the kitchen and dining area, fitted with a range of attractive cream-coloured units, with space available for appliances. The layout provides a practical space for both cooking and dining.

The property offers two bedrooms, comprising a good-sized double bedroom and a single bedroom, along with a family bathroom. The bathroom is fitted with a crescent-shaped bath with an overhead shower.

Externally, to the rear of the block there is parking and a garage available, together with a small garden area which has been laid with artificial turf, providing a practical and low-maintenance outdoor space.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 124

Annual Ground Rent Amount: £213.00

Annual Service Charge Amount: £1,092.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Garage, Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Westdale Court, Carlton, Nottingham, Nottinghamshire, NG4 4FH

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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.

