



Guide Price £120,000-£125,000

Belvoir Lodge, Carlton, Nottingham NG4 1DU

EPC Rating C



A well presented, modern two bedroom second floor apartment. The property in brief comprises an entrance hallway, giving access to the lounge, bedrooms and bathroom.

The bedrooms are of good size and to the rear of the property, the bathroom has a white suite with bath and shower over, pedestal wash hand basin and a low level WC. The living room is also a good sized room and is to the front of the property with views and an opening to the modern well presented kitchen which has wall and base units, built in oven and hob, integral fridge freezer and plumbing for a washing machine.

There is a small patio area and the rear and to the front is a driveway in front of the garage with an up and over door.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

HALLWAY 8' 8" x 2' 9" (2.65m x 0.85m)

LIVING ROOM 16' 8" x 12' 1" (5.10m x 3.69m)

KITCHEN 8' 6" x 8' 6" (2.61m x 2.60m)

BATHROOM 7' 3" x 5' 4" (2.21m x 1.64m)

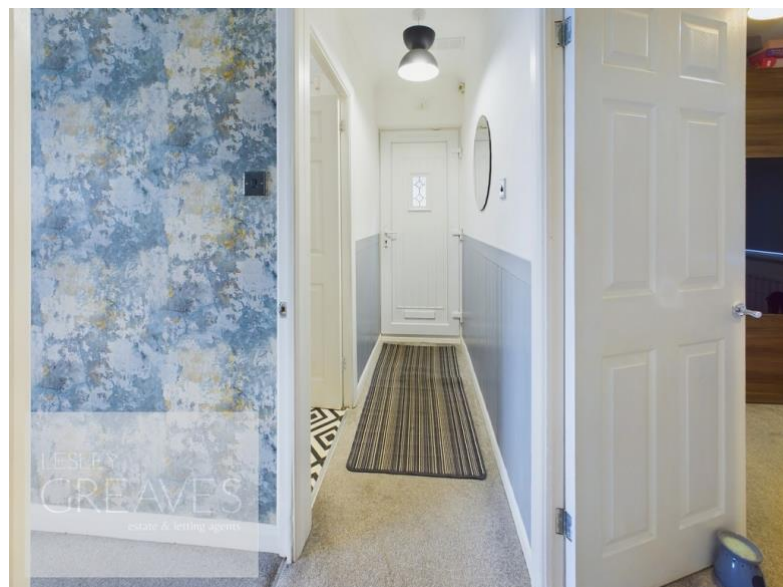
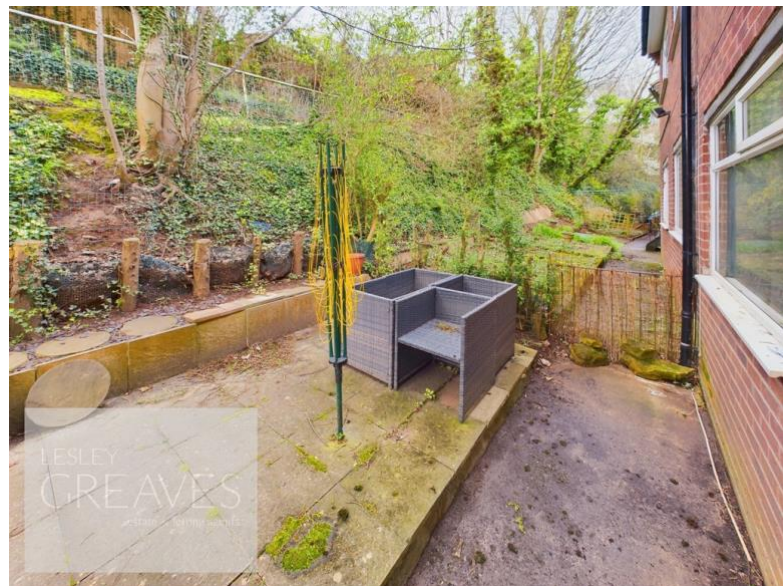
BEDROOM ONE 10' 5" x 8' 11" (3.20m x 2.72m)

BEDROOM TWO 7' 8" x 7' 7" (2.34m x 2.32m)

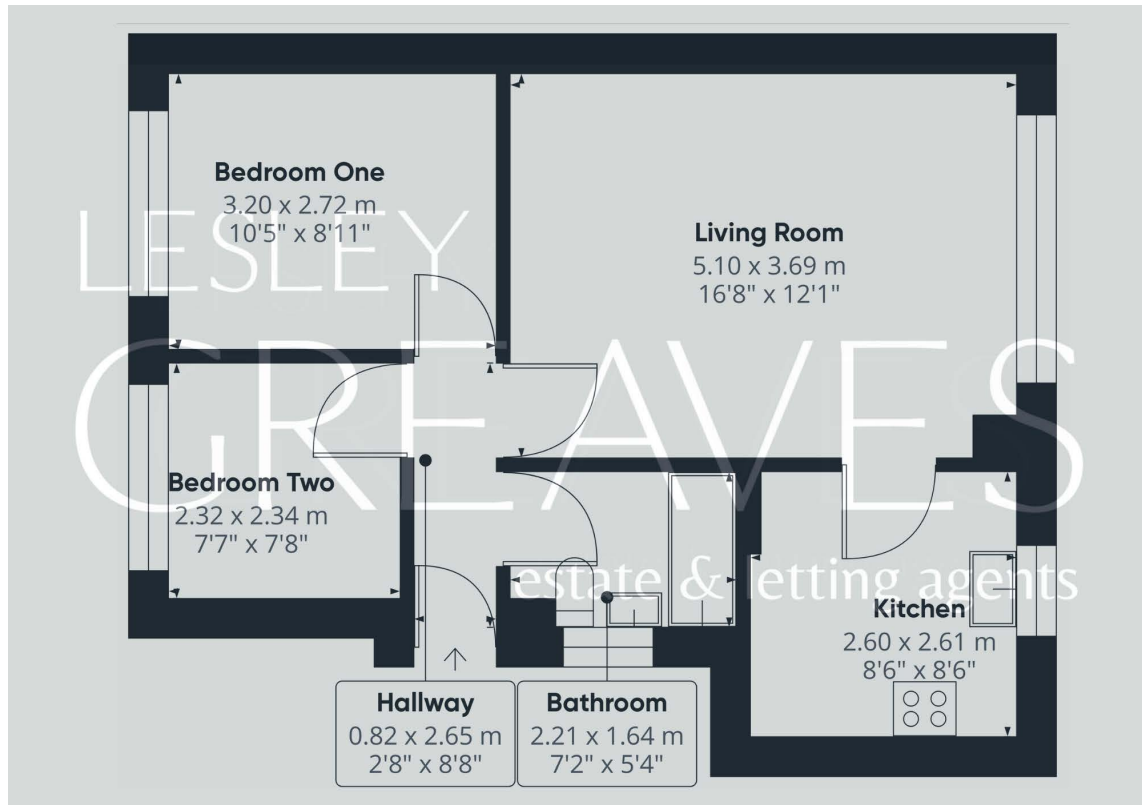
- Leasehold
- Council tax band A

The lease runs for 999 years from May 1975.

There is a yearly ground rent charge of £30, purchasers are to ensure this information is correct and up to date prior to buying the property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

