233 Westdale Court, Carlton - NG4 4FH

Guide Price **£100,000**

233 Westdale Court

Carlton, Nottingham

First-floor 2 double bedroom maisonette offered to the market with no chain and available to cash buyers only - conveniently situated for access to both Mapperley and Carlton's nearby amenities!

Council Tax band: A

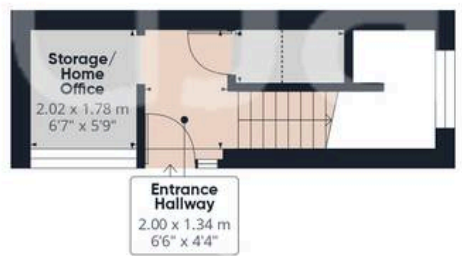Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First floor maisonette available to cash-buyers only
- Offered to the market with no upward chain
- Within easy reach of both Mapperley and Carlton's amenities as well as frequent bus services
- Bright and spacious lounge with a feature fireplace
- Breakfast kitchen with terracotta-style flooring, fitted shaker-style units and integrated appliances
- Two well-proportioned double bedrooms
- Bathroom with a three-piece white suite and an electric shower
- Private ground floor entrance hall with a versatile home office/storage space
- Baxi boiler with remaining warranty
- Garage with power and lighting plus additional parking space in front of the garage

DavidJames
the estate agent

Storage/Home Office
2.02 x 1.78 m
6'7" x 5'9"

Entrance Hallway
2.00 x 1.34 m
6'6" x 4'4"

Floor 0   Building 1

Bedroom Two
3.00 x 3.27 m
9'9" x 10'8"

Bedroom One
3.97 x 2.91 m
13'0" x 9'6"

Inner Hallway
0.79 x 1.05 m
2'6" x 3'5"

Bathroom
1.94 x 2.04 m
6'4" x 6'8"

Lounge
3.72 x 4.11 m
12'2" x 13'5"

Breakfast Kitchen
4.77 x 2.09 m
15'7" x 6'10"

First Floor Landing
2.02 x 4.19 m
6'7" x 13'9"

Floor 1   Building 1

Approximate total area[1]

71.4 m²
770 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

.... Below 1.5 m/5 ft

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C
standard.

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