



**94 Flatts Lane, Calverton, Nottingham – NG14 6RF**

Guide Price **£125,000**

**DavidJames**  
the estate agent





## 94 Flatts Lane

Calverton, Nottingham

Top-floor apartment boasting open-plan living and 2 double beds (one with en-suite) as well as a drive and garage. A perfect first-time buy or investment purchase and close to village amenities!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Modern top floor apartment
- Available with no upward chain
- Popular Calverton location within easy reach of local shops, bus services and open countryside
- Modern open plan living space with a feature French-door Juliet balcony
- Fitted kitchen with integrated cooking appliances
- Two double bedrooms (both with in-built wardrobes/storage)
- Main bedroom en-suite shower room with a three-piece white suite
- Bathroom with a three-piece modern white suite and an over-bath shower
- Gas central heating and UPVC double glazed windows
- Driveway and garage provide convenient parking and storage

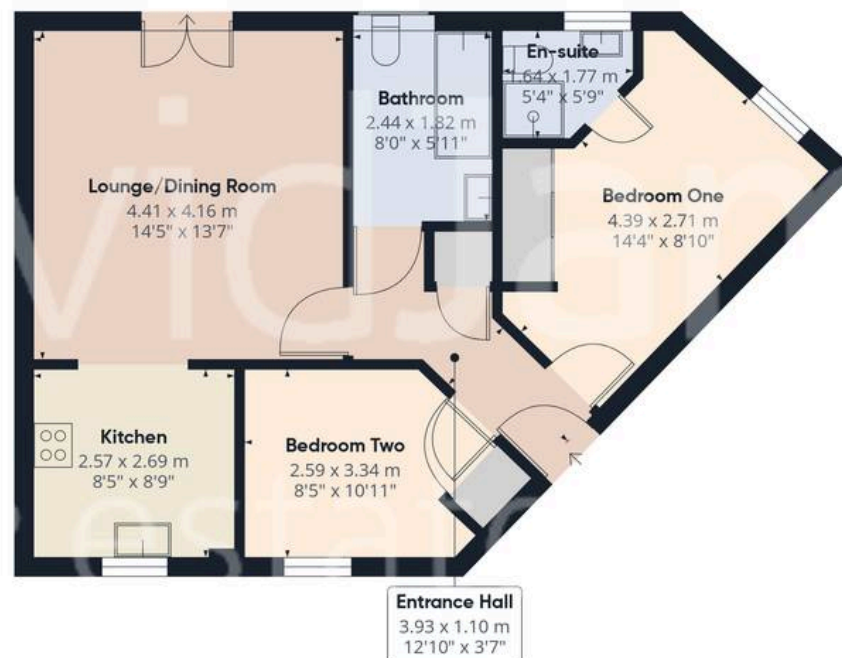




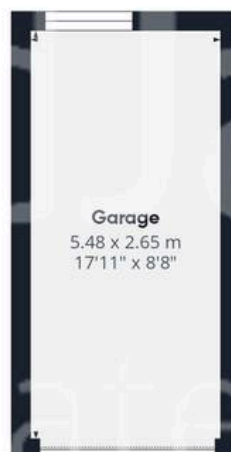








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

73.1 m<sup>2</sup>

787 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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