



## Flat 3 Douglas Court Oakdale Road, Carlton, Nottingham – NG4 1AY

Guide Price £110,000

DavidJames  
the estate agent





## Flat 3 Douglas Court Oakdale Road

Carlton, Nottingham

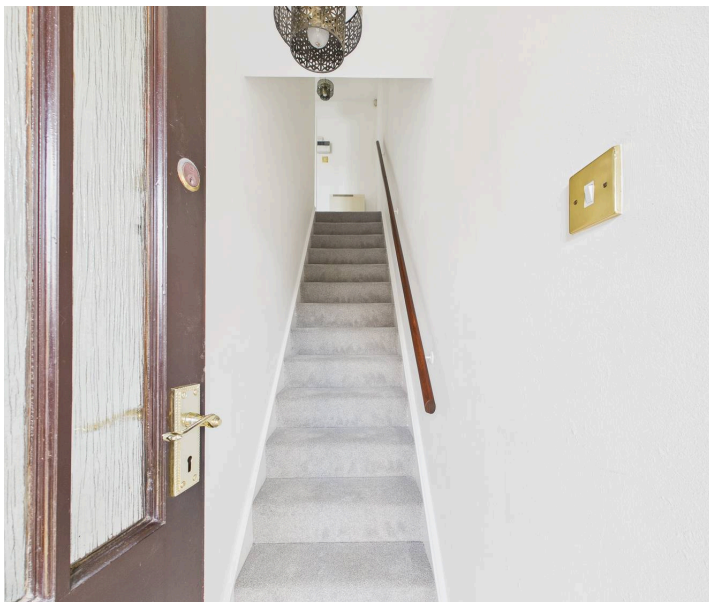
Guide Price £110,000 – £120,000. Recently renovated first-floor maisonette with no chain! Neutral decor, open plan living and balcony views over the Trent Valley.  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish and renovated first-floor maisonette
- Offered to the market with no upward chain
- Located close to local amenities, parks and frequent City-bound bus services
- Bright and spacious open-plan living/kitchen area
- Private balcony with excellent views across the Trent Valley
- Modern fitted kitchen area with integrated oven, hob and contemporary units
- Generously-sized double bedroom with new soft carpeting and built-in wardrobes
- Fully refurbished bathroom with white suite, Triton shower and marble-effect splashbacks
- Newly installed water heating system and flooring throughout
- Allocated parking to the rear















**Entrance  
Hallway**  
0.87 x 1.60 m  
2'10" x 5'3"

Floor 0



Floor 1

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

44 m<sup>2</sup>

474 ft<sup>2</sup>

**Balconies and terraces**

1.1 m<sup>2</sup>

12 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.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.