

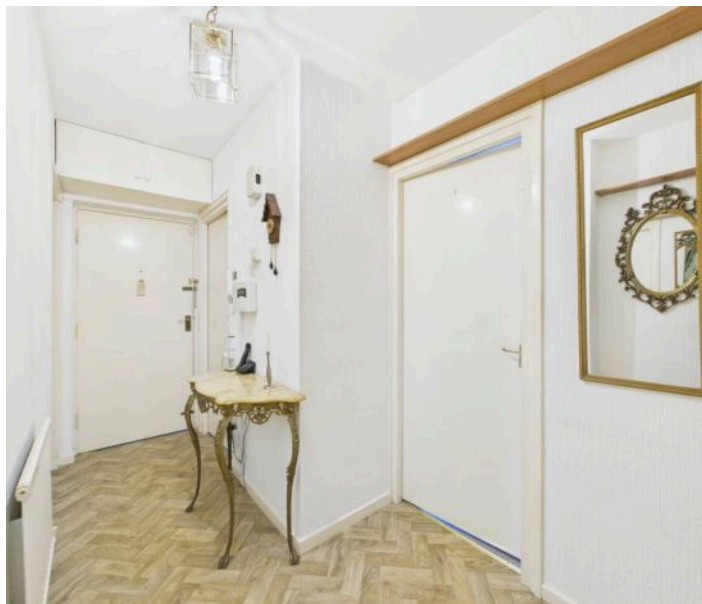


## Flat 2, St. Chads Conway Road, Carlton – NG4 2PU

Guide Price £135,000

DavidJames  
the estate agent





## Flat 2

St. Chads Conway Road, Nottingham

EXCITING OPPORTUNITY! Ground floor 2-bed flat with lovely park views. Chain free with scope to personalise in a convenient location with local shops, cafes and transport services in walking distance!

Council Tax band: A

Tenure: Leasehold

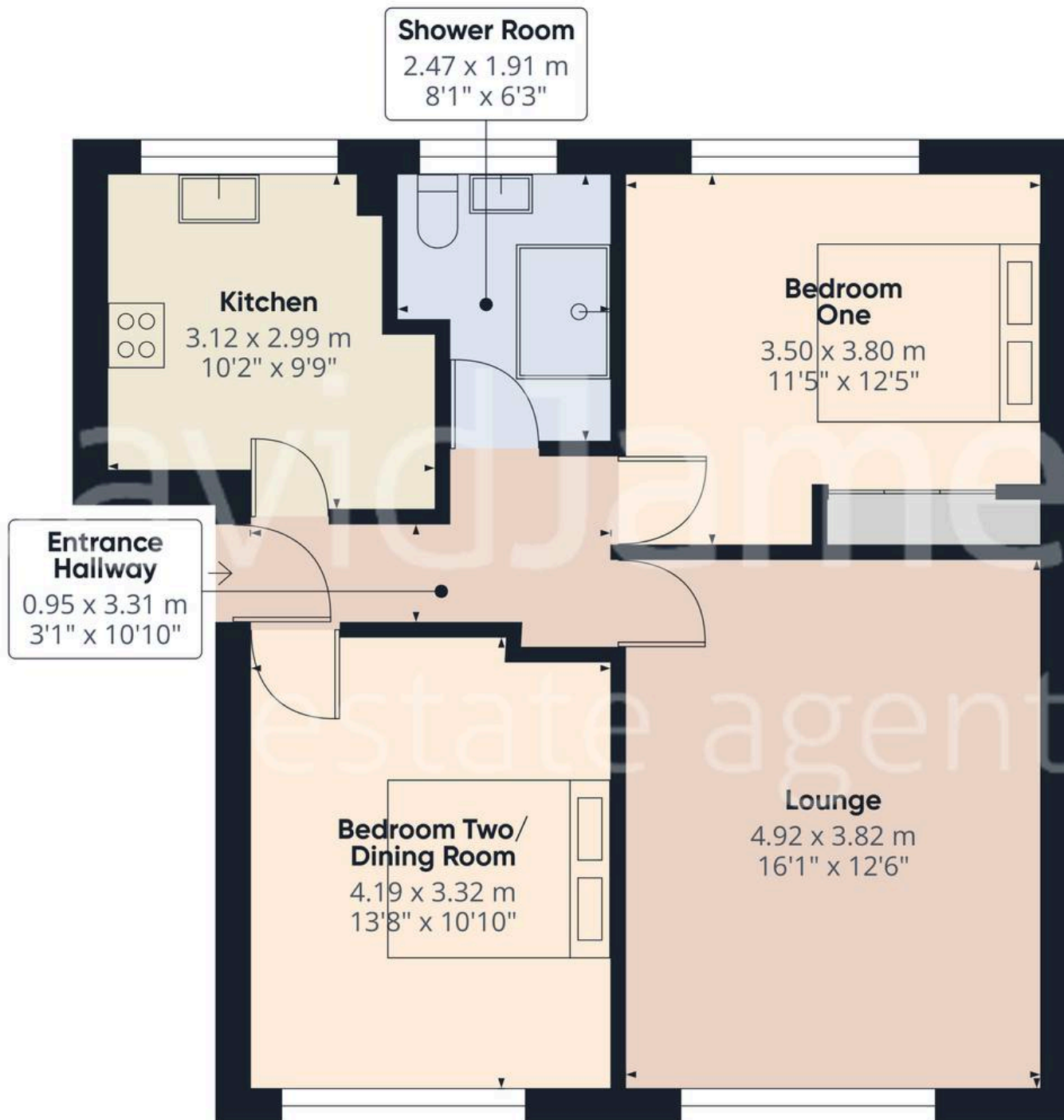
- Ground floor flat available with no upward chain
- Exciting opportunity to create a home tailored to your own taste
- Convenient location with train and bus services within walking distance
- Easy access to the shops, cafés and everyday amenities of Carlton and Netherfield
- Bright and generously proportioned lounge enjoying attractive views across the park
- Well-equipped kitchen fitted with wood effect units and integrated cooking appliances
- Two spacious double bedrooms (main bedroom with fitted wardrobes and second bedroom currently used as a dining room)
- Modern and fully tiled three-piece shower room with mains-fed shower
- Gas central heating powered by a combination boiler
- Well-maintained communal gardens with seating areas and garage located in a block











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

62.1 m<sup>2</sup>

667 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.