



11 Fairway Drive, Carlton – NG4 1SJ

Guide Price **£110,000**





11 Fairway Drive

Carlton, Nottingham

Spacious one-bedroom top-floor apartment in Carlton, available with no upward chain. Open-plan living, double bedroom, bathroom, allocated parking, gas central heating, and UPVC double glazing.

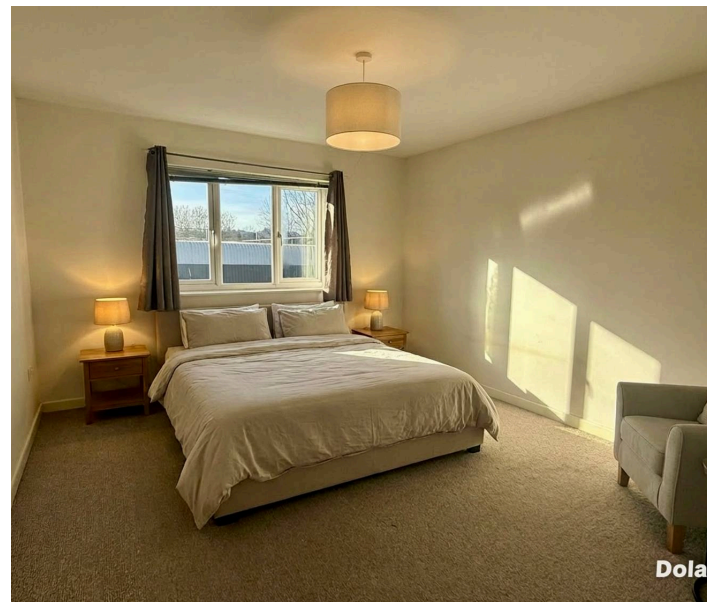
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious top-floor apartment in a popular residential area, available with no upward chain
- Well-suited to professionals or couples seeking low-maintenance living
- Secure communal entrance providing privacy and safety
- Bright open-plan living space with dual-aspect windows and wood-effect flooring
- Kitchen area with a range of wall and base units and integrated cooking appliances
- Generously sized double bedroom with ample natural light throughout
- Contemporary family bathroom with three-piece suite
- Allocated off-street parking space
- Regular bus services nearby connecting to the city and surrounding areas
- Conveniently located within walking distance of Carlton's amenities



Dola





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	81	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bathroom
1.98 x 2.45 m
6'5" x 8'0"



Bedroom
4.26 x 3.57 m
13'11" x 11'8"

Open-Plan Living Kitchen
6.02 x 4.91 m
19'8" x 16'1"

Entrance Hallway
3.15 x 2.28 m
10'3" x 7'5"

Approximate total area⁽¹⁾
51.9 m²
559 ft²

(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.

