



**DBH House**  
**Carlton Square**  
**Carlton**  
**Nottingham**  
**NG4 3BP**

**Offers in Excess of £110,000**

**bettermove**

# Carlton Square Nottingham

Bettermove are pleased to present this charming two bedroom first floor apartment in Carlton, available with no forward chain - welcoming cash buyers only.

This is a non-standard construction which is only suitable for cash purchasers. The council tax band is B.

The property is leasehold with 247 years remaining on the lease. The ground rent is £95 per year and the service charge is £293.94 per quarter.

The interior of this beautifully-presented property comprises an open plan kitchen/living area, utility cupboard with boiler and washing machine, two bedrooms and a family bathroom with integrated TV. There is an allocated parking space with secure fob entry.

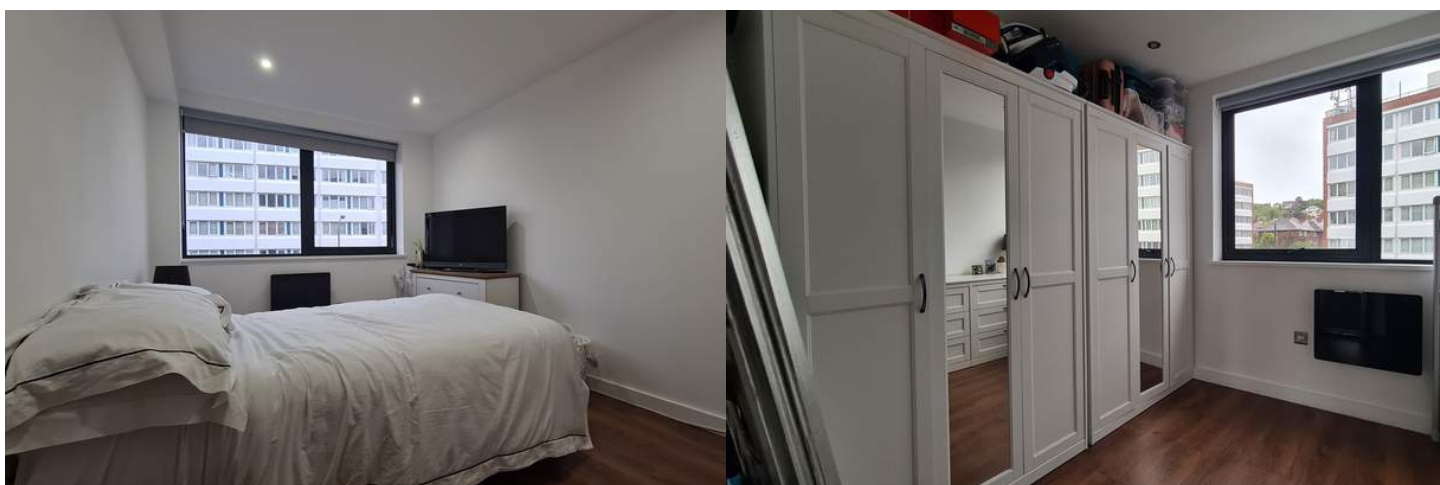
Located in the popular area of Carlton, the property is close to a wide range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Carlton rail station, the A60, A52 and the M1.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

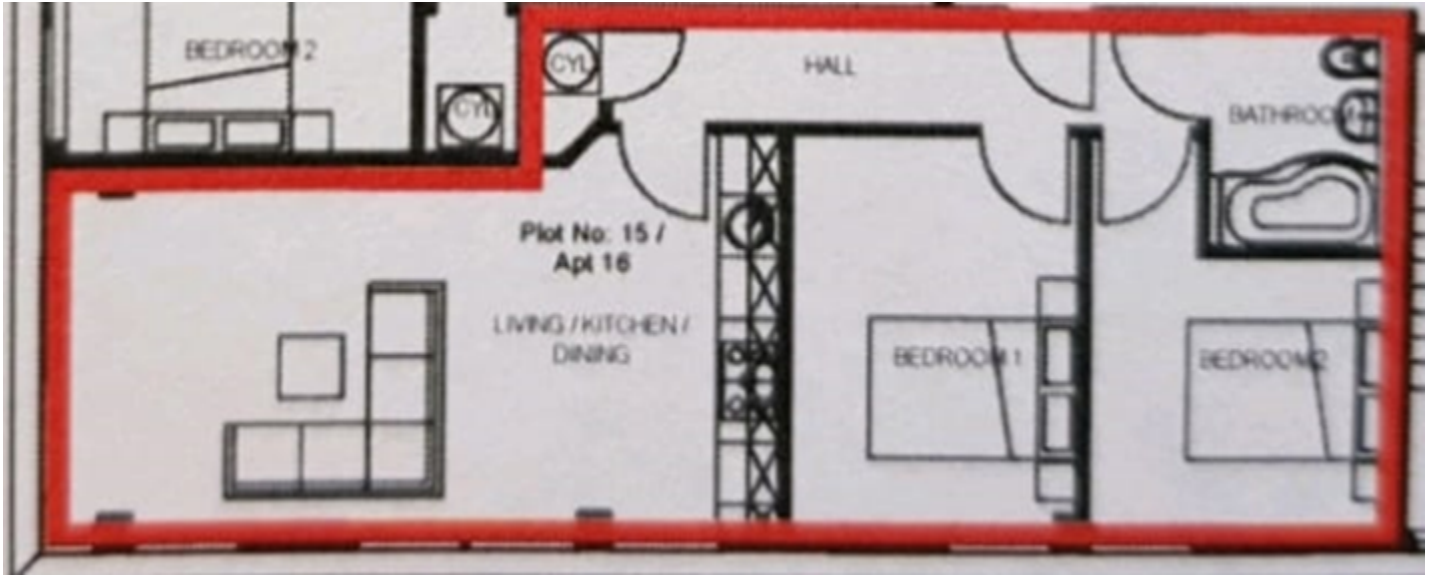
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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