

# HoldenCopley

PREPARE TO BE MOVED

Hucknall Road, Sherwood, Nottinghamshire NG5 IFG

---

Guide Price £150,000 - £160,000

Hucknall Road, Sherwood, Nottinghamshire NG5 1FG





GUIDE PRICE £150,000 - £160,000

### MODERN GROUND FLOOR APARTMENT...

This ground floor freehold apartment with two bedrooms is located in the serene suburbs of Sherwood. It's prime location offers easy access to supermarkets, shops, and excellent transport links into Nottingham City Centre. Additionally, it is conveniently close to Nottingham Hospital. The apartment boasts a spacious layout, making it an ideal choice for first-time buyers or investors. The accommodation comprises a generous dining room seamlessly integrated with a well-fitted kitchen, providing a perfect space for culinary delights. A large living room adds to the charm of the property, offering ample room for entertaining guests. The two double bedrooms both feature en-suite bathrooms, ensuring utmost comfort and privacy. Moreover, the property comes with allocated parking space for one car, providing a convenient parking solution. With it's abundance of space and strategic location, this apartment presents an excellent opportunity for those seeking a new home or a promising investment venture.

MUST BE VIEWED





- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Large Living Room
- Two En-Suites
- Off-Road Parking
- Close To Local Amenities & Transport Links
- Gated Access
- Freehold Apartment
- Must Be Viewed









ACCOMMODATION

Dining Room

The dining room has wood-effect flooring, an in-built storage cupboard, space for a fridge freezer, two radiators and a single door providing access into the accommodation.

Living Room

16'2" x 11'2" (4.95m x 3.41m)

The living room has wood-effect flooring, two radiators, and three double-glazed windows.

Kitchen

10'7" x 11'6" (3.24m x 3.51m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, an integrated hob, an extractor hood, tiled splashback, wood-effect flooring and is open plan to the dining room.

Family Room

11'3" x 29'6" (3.43m x 9.00m)

The family room has wood-effect flooring, two radiators and three double-glazed windows.

Master Bedroom

15'9" x 12'1" (4.81m x 3.70m)

The master bedroom has wood-effect flooring, a radiator, access to the en-suite, and a double-glazed window.

En-Suite

6'11" x 12'1" (2.11m x 3.70m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a radiator, tiled flooring and partially tiled walls.

Bedroom Two

11'1" x 12'0" (3.39m x 3.66m)

The second bedroom has wood-effect flooring, a radiator, access to the en-suite, and a double glazed window.

En-Suite Two

5'11" x 6'11" (1.82m x 2.12m)

The second en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a radiator, tiled walls and tiled flooring.

OUTSIDE

Outside there is off-road parking for one car.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

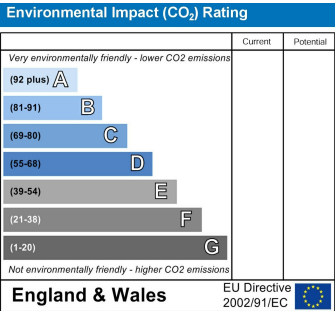
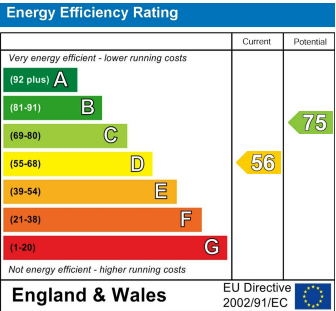
The vendor has advised the following:

Property Tenure is Freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Hucknall Road, Sherwood, Nottinghamshire NG5 1FG

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.