



Offers Over £160,000 Leasehold

10 HUTT FARM COURT | RAVENSHEAD | NOTTINGHAM | NG15 9AW

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!!...

We welcome you to this well-maintained and spacious two-bedroom apartment. Located in the sought-after area of Ravenshead, this apartment offers easy access to local amenities, shops, and transport links, making it a convenient and desirable place to call home. With its blend of modern finishes and practical living space, this apartment is a fantastic opportunity for those seeking a well-maintained and move-in-ready home.

Inside, the apartment boasts a well-equipped kitchen featuring modern cabinetry and an abundance of worktop space. The kitchen is perfect for meal preparation and provides plenty of storage for all your essentials. Next you will find the open-plan dining and living area, which is generously sized, creating a versatile space for both relaxing and entertaining.

The apartment includes two spacious bedrooms, each offering ample space to add your own homely furnishings. The master bedroom offers the added luxury of built-in wardrobes. The shower room provides a modern three piece suite.

Externally, the property features a private garage, offering secure parking and additional storage options. There is also a designated visitor parking space, ensuring that guests have convenient access to the property.

Call today to arrange a viewing!!





Hall

Surrounding doors provide access into;

Kitchen 13'8" x 7'2"

Complete with a matching range of cabinetry with ample worktop space. It features an inset sink and drainer, integrated eye level oven, electric hob with hood over and space for appliances. With a window to the side elevation.

Dining/ Living Room 18'9" x 11'6"

With carpeted flooring, central heating radiator and windows to the front and side elevation.

Bedroom One 14'7" x 11'6"

Complete with carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from built in wardrobes.

Bedroom Two 12'3" x 10'5"

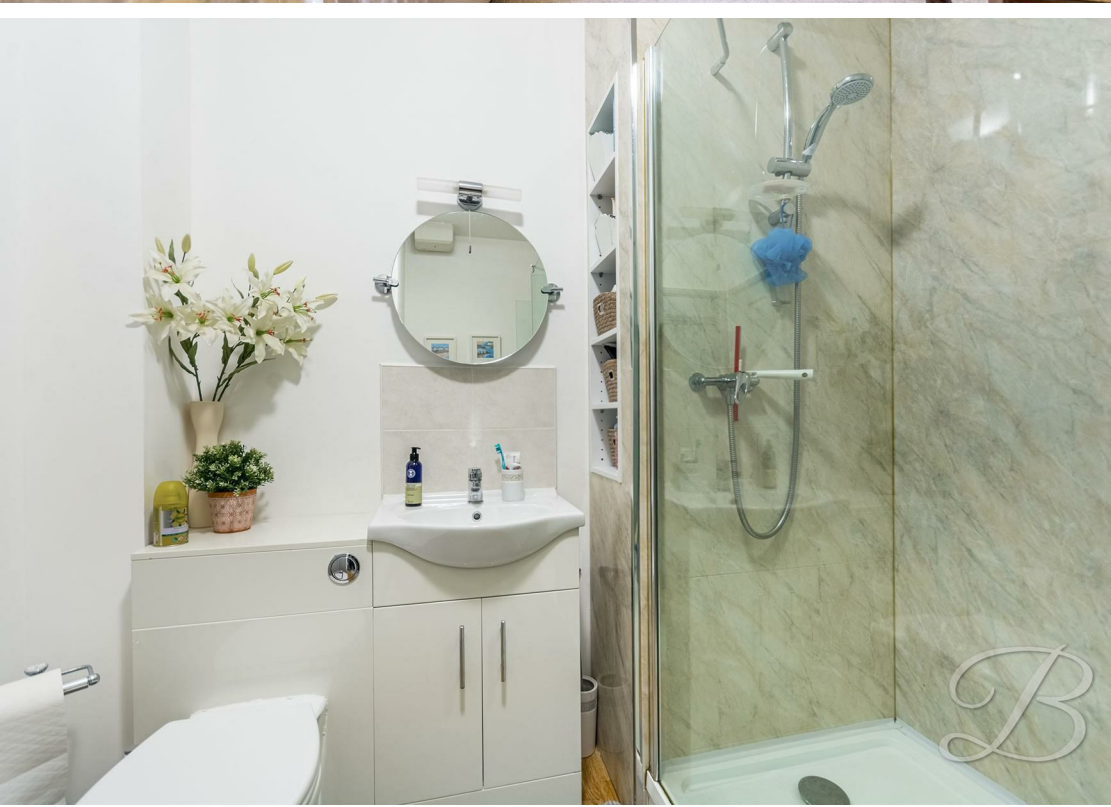
Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

Shower Room 7'4" x 7'2"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Outside

The apartment comes with access to a garage, providing off-road parking.



First Floor
77sq.m/824sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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