



Balmoral Grove  
Hucknall Nottingham







### Property Description

CHAIN FREE! A spacious and very well-presented GROUND FLOOR two bedroom maisonette. Located in a quiet residential area. In Brief the property comprises of entrance hallway with two spacious storage cupboards, lounge, recently fitted kitchen, two bedrooms and shower room. To the front is laid lawn and to the rear is a lovely fully enclosed garden with lawn and patio seating area. The property also benefits from a communal carpark.

Agency note - There are currently 55 years remaining on the lease, which can be extended by a further 99 years at a charge of £17,800

Viewing is highly recommended to fully appreciate the property on offer.

### Entrance Hallway

Having a radiator, two storage cupboards and door to the lounge.

### Lounge

14' x 10' 7" ( 4.27m x 3.23m )

Having UPVC double glazed doors to the rear elevation, electric heater and door to the kitchen.

### Kitchen

9' 2" x 7' 8" ( 2.79m x 2.34m )

having wall and base units with work surfaces over, integrated washing machine, integrated fridge freezer, double glazed window to the rear, inset sink, gas hob with extractor over and electric oven, a radiator and cupboard housing the combi boiler.

### Bedroom One

9' 4" x 12' 2" ( 2.84m x 3.71m )

Having a radiator, double glazed window to the front elevation, built-in wardrobes and beauty table.

### Bedroom Two

8' 5" x 6' 9" ( 2.57m x 2.06m )

Having double glazed window to the rear elevation and a radiator.

### Bathroom

.5' 5" x 6' 4" ( 1.65m x 1.93m )

Having chrome heated towel rail, double glazed obscured window to the side elevation, vanity wash hand basin, low level W.C, mains fed corner shower and a storage cupboard.



## Outside

To the front of the property is a lawned section with stepping stone to the entrance door.

To the rear the garden is mainly laid to lawn with patio seating area, shrub border and is fully enclosed.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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