



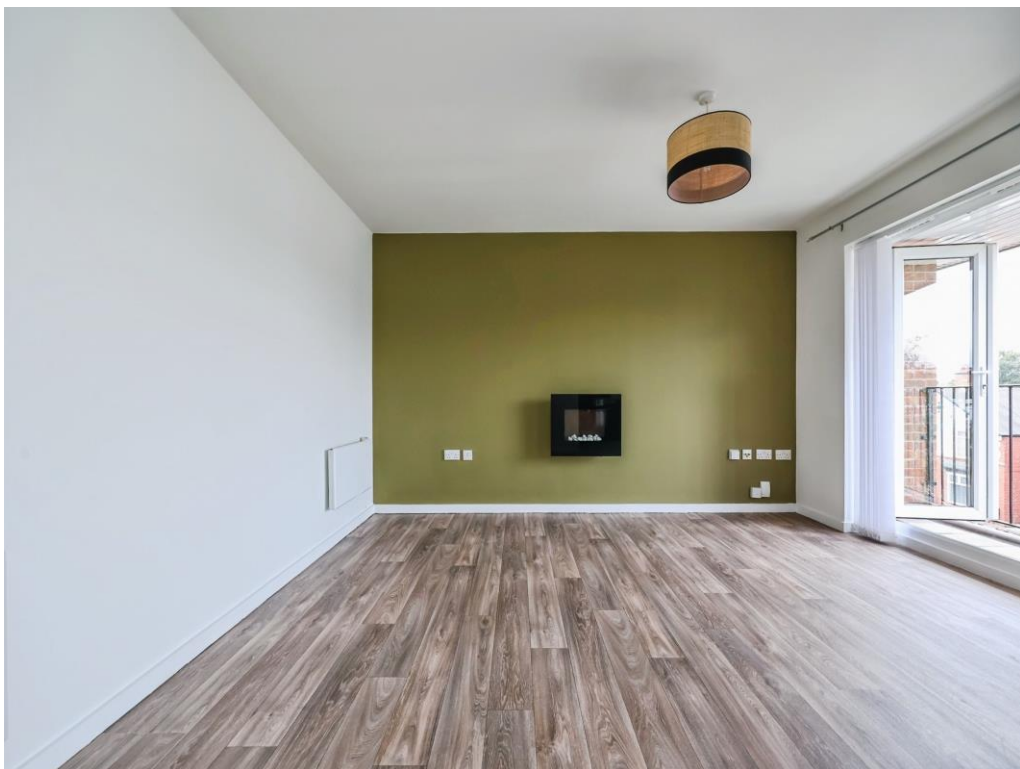
Portland Road  
Hucknall Nottingham





# Portland Road Hucknall Nottingham NG15 7SF

for sale  
**£140,000**



## Property Description

A beautifully presented apartment which has just been refurbished throughout and is ready to move straight into.

Having secure door entry, the apartment also offers a spacious lounge with balcony and is open to the kitchen diner, the kitchen is newly installed with brand new appliances and is a real treat. there are also two double bedrooms, one of which has built in wardrobes and a second balcony plus bathroom.

The property is located just a short walk from Hucknall town centre, tram and train stations with bus stop and shops on your doorstep.

Viewing is highly recommended.

## Entrance

Accessed via secure entry system with stairs leading to the apartment.

## Entrance Hallway

Giving access to the all rooms with built-in storage/ airing cupboard and loft access.

## Open Plan Lounge/Kitchen/Diner

### Lounge Area

13' 4" Max x 13' 2" Max ( 4.06m Max x 4.01m Max )  
Having UPVC French doors leading out to the front balcony, two electric heaters and wall mounted electric fire.

## Kitchen Area

10' 6" Max x 9' 9" Max ( 3.20m Max x 2.97m Max )  
Having being recently re-fitted with a range of wall, base and drawer units and complimentary work surfaces over, inset one and a half bowl stainless steel sink and drainer, integrated electric oven with electric hob and stainless steel chimney style extractor over, integrated washing machine and space and plumbing for dishwasher and space for fridge, wine rack, wall mounted electric heater and UPVC double glazed window to the front elevation.

## Bedroom One

12' 5" Max x 10' 5" To wardrobe door ( 3.78m Max x 3.17m To wardrobe door )  
Having a range of built-in wardrobes, UPVC French doors to the rear leading out to a balcony, TV point and electric heater.

## Bedroom Two

11' 6" x 9' 8" ( 3.51m x 2.95m )  
Having UPVC double glazed window to the rear and electric heater.

## Bathroom

Having a three piece suite comprising of panelled bath with electric shower over, low level W.C, and pedestal wash hand basin, tiled splashbacks, extractor fan and heated towel rail.

## Outside

To the rear of the property is car parking with allocated parking space.



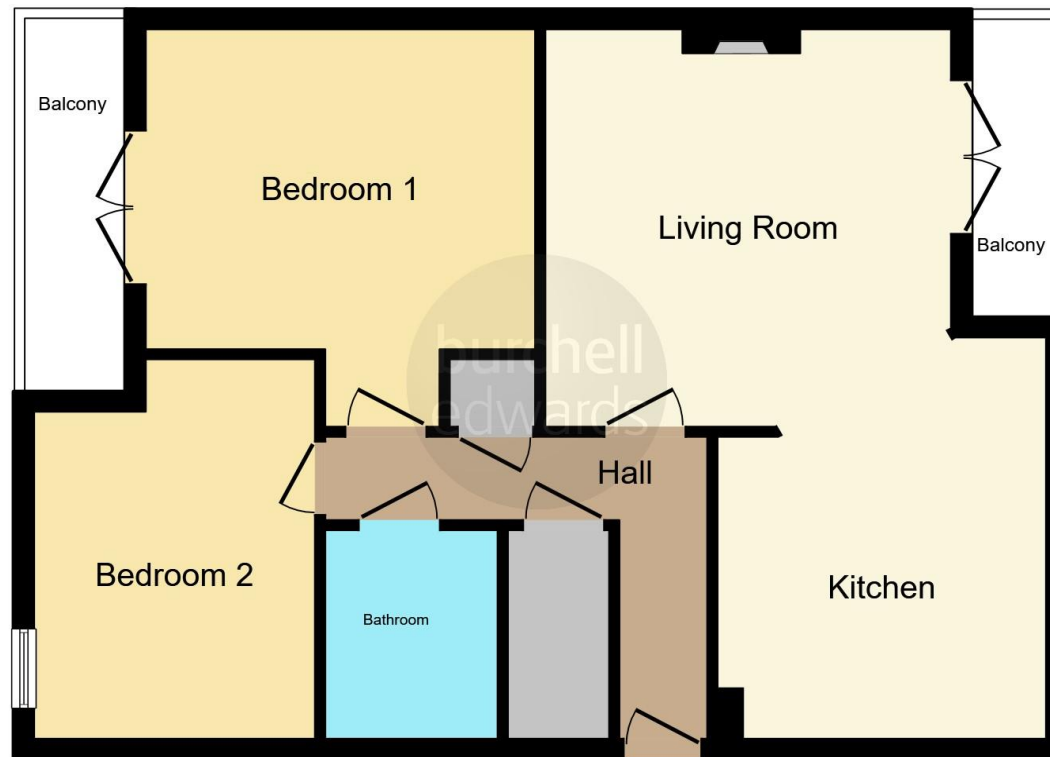












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Burchell Edwards on

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64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 1800.00

Ground Rent:  
 50.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2005. 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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