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Sales & Lettings

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**NO
CHAIN**

59 ASHGATE ROAD

HUCKNALL

NOTTINGHAM

NG15 7UT



OFFERS OVER £120,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Leasehold

- Second Floor Apartment
- Two Bedrooms
- Spacious Kitchen/Living Area
- Modern Bathroom
- Off Street Parking
- Popular Location Close to Town Centre
- Walking Distance to Transport Links

59 ASHGATE ROAD, HUCKNALL, NOTTINGHAM

This second floor apartment is situated in a sought after location being within walking distance to Hucknall town centre and various transport links. Having a spacious open plan kitchen/living area, two bedrooms, modern bathroom and off street parking.

Entrance door into:

HALLWAY

With double glazed window to the rear, cloaks/storage cupboard, telephone intercom, electric heater and two ceiling light points.



KITCHEN/LIVING AREA

21' x 10'6" With a range of coordinated wall and base units, roll top work surfaces with spotlights over, 1 ½ bowl single drainer stainless steel sink with chrome mixer taps, four ring electric hob with stainless steel splashback and illuminated canopy style extractor over, integrated oven and grill, space and plumbing for washer-dryer, space for fridge freezer and space for slim line dishwasher, double glazed window to rear and Juliette balcony with French doors to front, electric heater, T.V. aerial point, telephone point, power points and two ceiling light points.



59 ASHGATE ROAD, HUCKNALL, NOTTINGHAM

BEDROOM ONE

9'10" x 11' excluding fitted wardrobes With double glazed window to front, fitted wardrobes, electric heater, T.V. aerial point, telephone point, power points and ceiling light point.



BEDROOM TWO

10'9" x 7' With double glazed window to front, electric heater, power points and ceiling light point.



59 ASHGATE ROAD, HUCKNALL, NOTTINGHAM

BATHROOM

With three-piece white suite comprising pedestal wash hand basin with mixer tap, close coupled W.C, panelled bath with shower over, double glazed opaque window to the rear, towel rail radiator, wall tiling and ceiling light point.



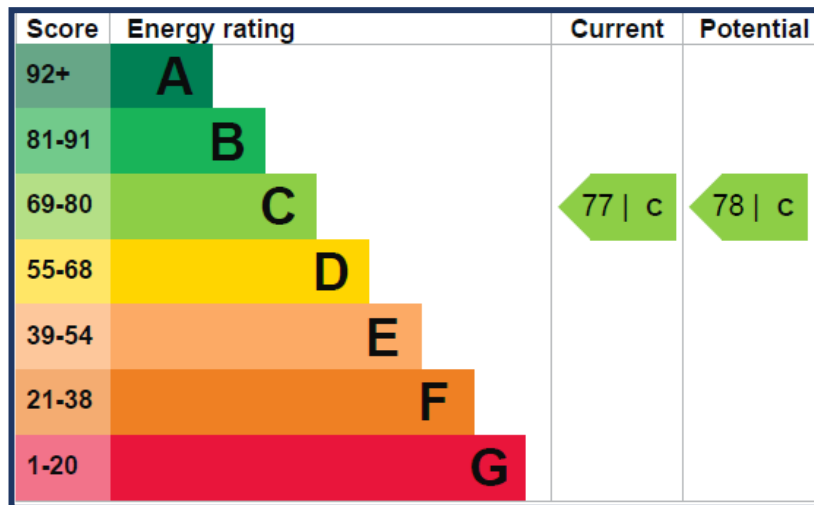
OUTSIDE

There is off street parking to the rear.



59 ASHGATE ROAD, HUCKNALL, NOTTINGHAM

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Broomhill Junior School

Secondary School: The National CofE Academy

Stamp Duty on Asking Price: Nil (this may change if you already own another property).

Service Charges: £733.10 payable x 2 per annum

Ground Rent: £25.00 payable x 2 per annum

59 ASHGATE ROAD, HUCKNALL, NOTTINGHAM

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.