

HoldenCopley

PREPARE TO BE MOVED

Rose Flower Grove, Hucknall, Nottinghamshire NG15 7EQ

Guide Price £110,000 - £120,000

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APARTMENT LIVING...

Nestled in the popular location of Hucknall, this two-bedroom apartment exudes warmth and comfort, ideal for both astute investors and first-time buyers alike, whilst being sold to the market with no upward chain. Stepping inside, you're greeted by an inviting entrance hall, leading you into the heart of the home: a spacious lounge/diner bathed in natural light, perfect for relaxation or entertaining guests. The modern fitted kitchen offers functionality and style, while two generously proportioned bedrooms await, complemented by a pristine three-piece bathroom suite. The indulgence of an en-suite graces the master bedroom, adding a touch of luxury to everyday living. Outside, the property boasts a welcoming frontage adorned with decorative plants and shrubs, alongside an allocated parking space, ensuring convenience and ease of access. Positioned within easy reach of an array of amenities including shops, eateries, and transport links, this well-presented abode epitomises contemporary urban living at its finest.

MUST BE VIEWED!



- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge
- Two Bathroom Suites
- Neutral Décor Throughout
- Popular Location
- No Upward Chain
- Allocated Space Providing Off Street Parking
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, a wall-mounted heater, a wall-mounted security intercom system, an in-built cupboard, and a single door providing access into the accommodation.

Living Room

23'7" x 9'6" (7.19 x 2.91)

The living room has carpeted flooring, a TV point, space for a dining table, three UPVC double-glazed windows, and an open arch into the kitchen.

Kitchen

8'8" x 7'7" (2.66 x 2.32)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, extractor fan and splashback, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, and tiled splashback.

Master Bedroom

11'5" x 10'8" (3.48 x 3.27)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater, and access into the en-suite.

En-Suite

7'0" x 6'8" (2.15 x 2.05)

The en-suite has a low level dual flush W/C, a pedestal wash basin, tiled splashback, a shower enclosure with a wall-mounted electric shower fixture, a wall-mounted electric shaving point, vinyl flooring, a chrome heated towel rail, an extractor fan, partially tiled walls, and a UPVC double-glazed obscure window.

Bedroom Two

10'8" x 6'4" (3.27 x 1.95)

The second bedroom has carpeted flooring, and a UPVC double glazed window.

Bathroom

7'1" x 5'6" (2.16 x 1.68)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, tiled splashback, vinyl flooring, a chrome heated towel rail, and an extractor fan.

OUTSIDE

Outside to the front of the accommodation is decorative plants, along with an allocated off-road parking space.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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:

Service Charge in the year marketing commenced (EPA): £1,410.85

Ground Rent in the year marketing commenced (EPA): £250

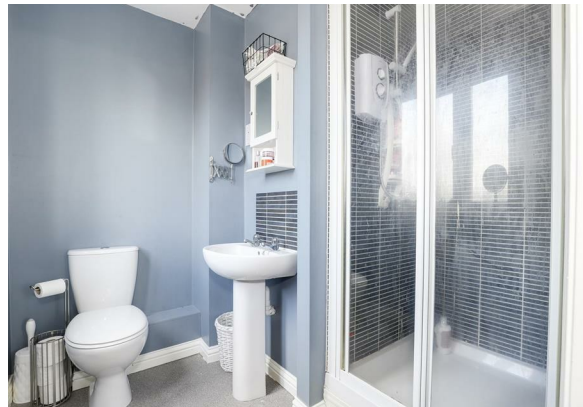
Property Tenure is Leasehold. Term: 125 years from 1 January 2008 - Term remaining 109 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

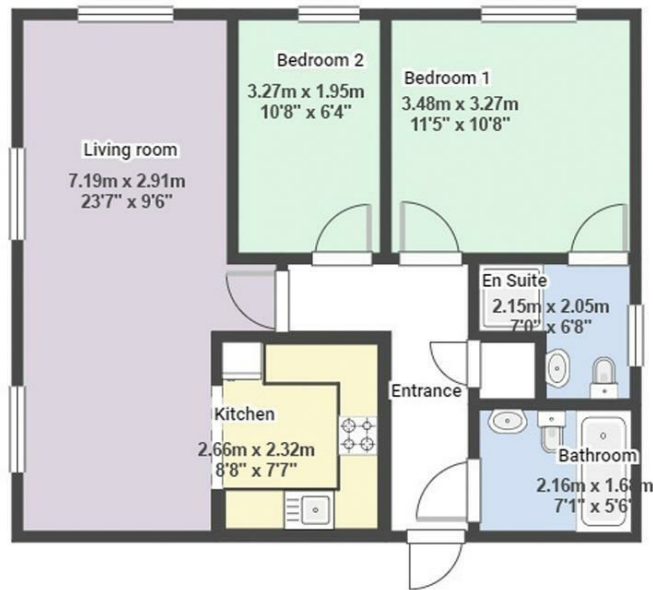
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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.



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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.
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