

HoldenCopley

PREPARE TO BE MOVED

Ogle Street, Hucknall, Nottinghamshire NG15 7FS

Guide Price £90,000

GUIDE PRICE: £90,000 - £100,000

CASH BUYERS ONLY...

This two-bedroom flat presents an excellent investment opportunity, ideally situated in the heart of Hucknall town centre and being sold with tenants in situ. Offering immediate rental income, this property is perfect for cash buyers looking to expand their portfolio. Located just a short walk from a variety of shops, restaurants, bars, and excellent transport links. Internally, it features a fitted kitchen, a hallway leading to a spacious living room, and two well-proportioned bedrooms, all serviced by a three-piece bathroom suite. Additionally, the property benefits from an allocated parking space within a private, residents-only car park. This is a fantastic opportunity for investors seeking an income-generating asset in a well-connected location.

MUST BE VIEWED



- First-Floor Flat
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Allocated Off-Road Parking
- Tenants In-Situ
- Great Investment Opportunity
- No Upward Chain
- Must Be Viewed

ACCOMMODATION

Corridor
5'10" x 3'6" (1.80m x 1.07m)
The corridor has carpeted flooring, a radiator and a single door providing access into the accommodation.

Kitchen
11'0" x 9'1" (max) (3.36m x 2.77m (max))
The kitchen has a range of fitted base and wall units with worktops, a gas hob with an extractor hood, an integrated oven, a stainless steel sink with a drainer, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a wall-mounted boiler and UPVC double-glazed windows.

Bathroom
5'10" x 4'3" (1.80m x 1.32m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a bi-folding shower screen, wood-effect flooring, a radiator, partially tiled walls, an extractor fan and UPVC double-glazed obscure windows.

Living/Dining room
19'3" x 12'0" (max) (5.87m x 3.67m (max))
The living/dining room has UPVC double-glazed windows, wood-effect flooring and two radiators.

Master Bedroom
11'10" x 11'4" (max) (3.63m x 3.46m (max))
The main bedroom has UPVC double-glazed windows, carpeted flooring and a radiator.

Bedroom Two
12'0" x 8'6" (max) (3.67m x 2.60m (max))
The second bedroom has a UPVC double-glazed window, carpeted flooring and a radiator.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Superfast - 79 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
Phone Signal – All 4G, some 3G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very 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:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (£PA): £2,164.66
Property Tenure is Leasehold. Term: 125 years from 1 January 2004 Term remaining 104 years.

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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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