

HoldenCopley

PREPARE TO BE MOVED

Titchfield Terrace, Hucknall, Nottinghamshire NG15 7BD

Guide Price £80,000 - £110,000

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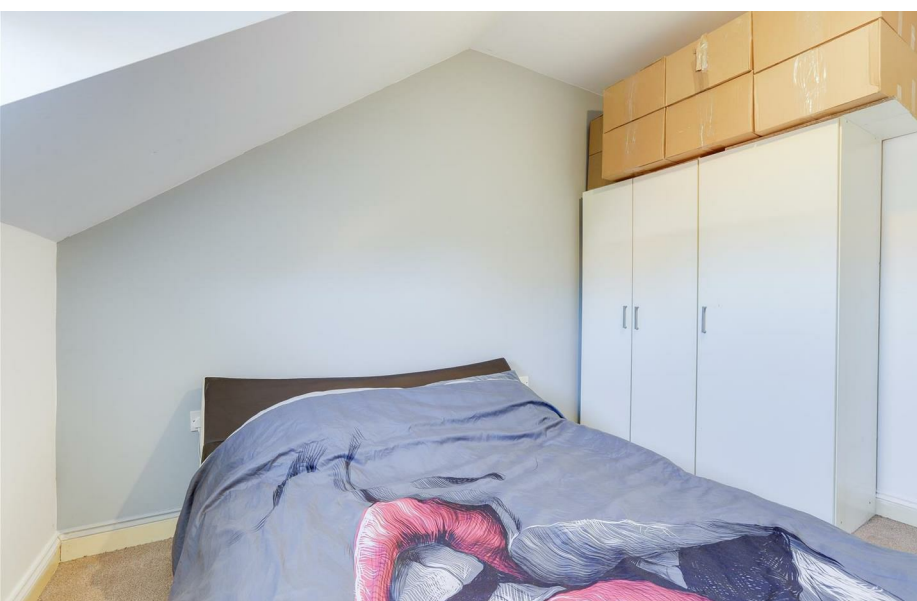
GUIDE PRICE: £80,000 - £100,000

NO UPWARD CHAIN...

Situated in a prime location just moments from the bustling High Street, this well-presented second-floor apartment is an excellent opportunity for first-time buyers, downsizers, or investors. Offered to the market with no upward chain, the property boasts a bright and airy interior, featuring an inviting entrance hall leading to a spacious living room that seamlessly connects to a modern fitted kitchen—ideal for both relaxation and entertaining. The apartment also comprises two generously sized bedrooms and a contemporary three-piece bathroom suite. With its superb access to a wealth of local amenities, including shops, eateries, and excellent transport links such as Hucknall Train Station, this property offers a convenient and comfortable lifestyle in a sought-after location.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Leasehold - Over 100+ Years On Lease
- No Upward Chain
- Security Door Access
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'6" x 7'1" (4.12m x 2.17m)
The entrance hall has wood-effect flooring, a wall-mounted security intercom system, a wall-mounted electric heater, a consumer unit, and a single door providing access into the accommodation. Additionally, there is access to the loft.

Living Room

12'5" x 11'8" (3.81m x 3.57m)
The living room has three UPVC double-glazed windows, a wall-mounted electric heater, carpeted flooring, a TV point, and open plan to the kitchen.

Kitchen

8'8" x 7'8" (2.66m x 2.36m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, and vinyl flooring.

Bedroom One

10'11" x 9'1" (3.34m x 2.77m)
The main bedroom has a UPVC double-glazed window, carpeted flooring, a TV point, and a wall-mounted electric heater.

Bathroom

9'1" x 6'2" (2.77m x 1.88m)
The bathroom has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a panelled bath with a mains-fed shower, vinyl flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window.

Bedroom Two

8'11" x 6'8" (2.74m x 2.04m)
The second bedroom has a UPVC double-glazed window, carpeted flooring, and a wall-mounted electric heater.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+ (TBC)
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

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.

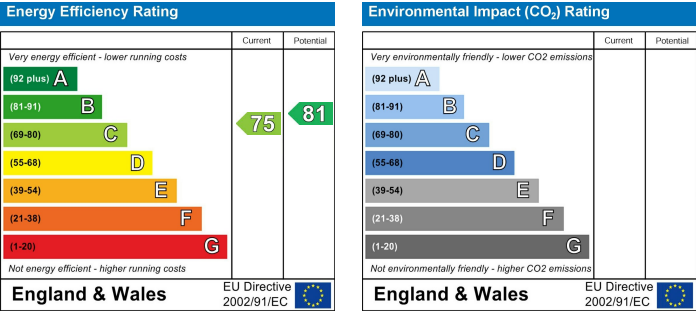
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £1614.12
Ground Rent in the year marketing commenced (£PA): £200
Property Tenure is Leasehold. Term: 125 years from 6th April 2007 - Term remaining 107 years.

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 licence 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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