

# HoldenCopley

PREPARE TO BE MOVED

Dukes Court, Portland Road, Hucknall, Nottinghamshire NG15 7UX

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Guide Price £140,000 - £145,000



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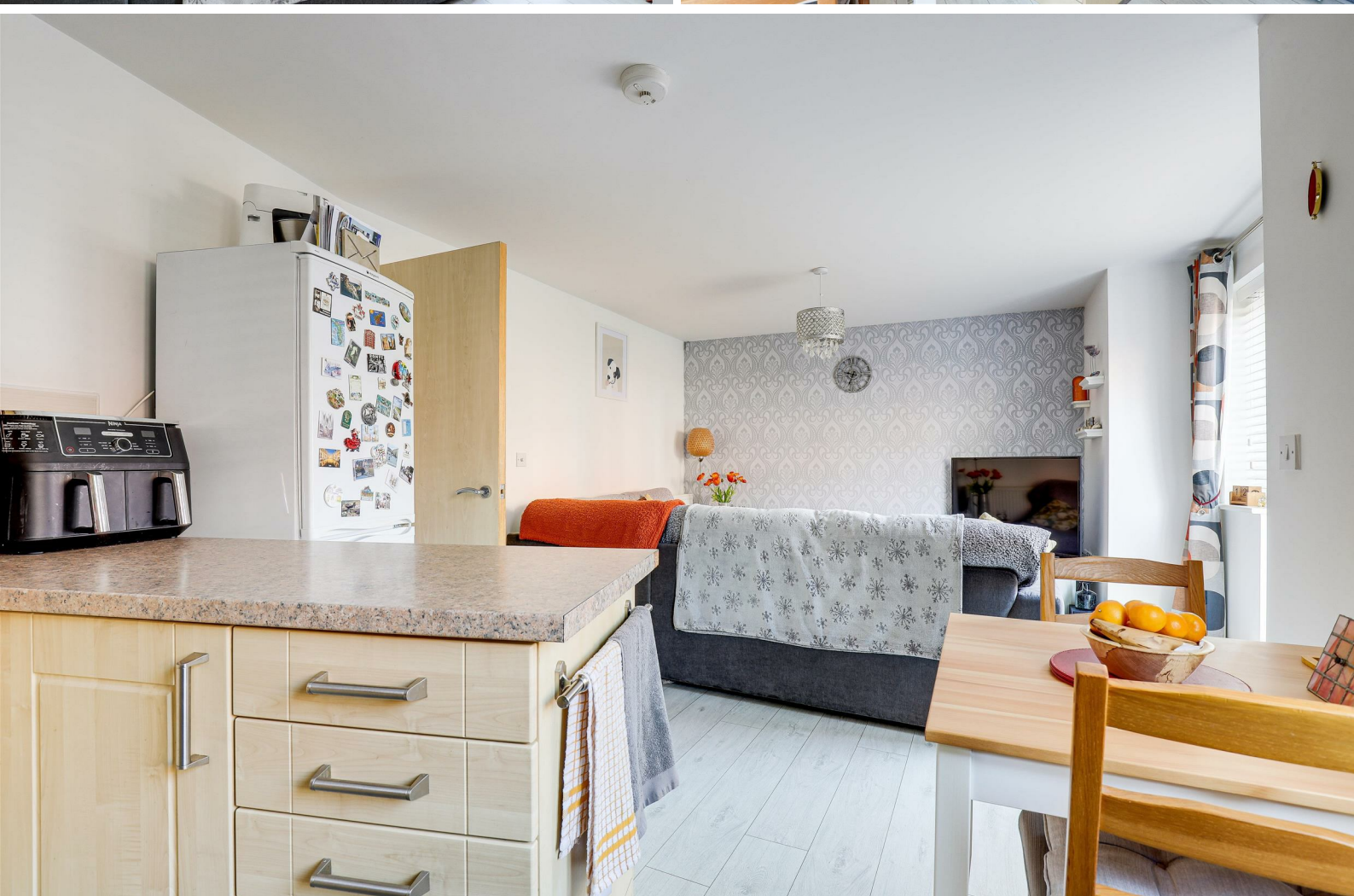


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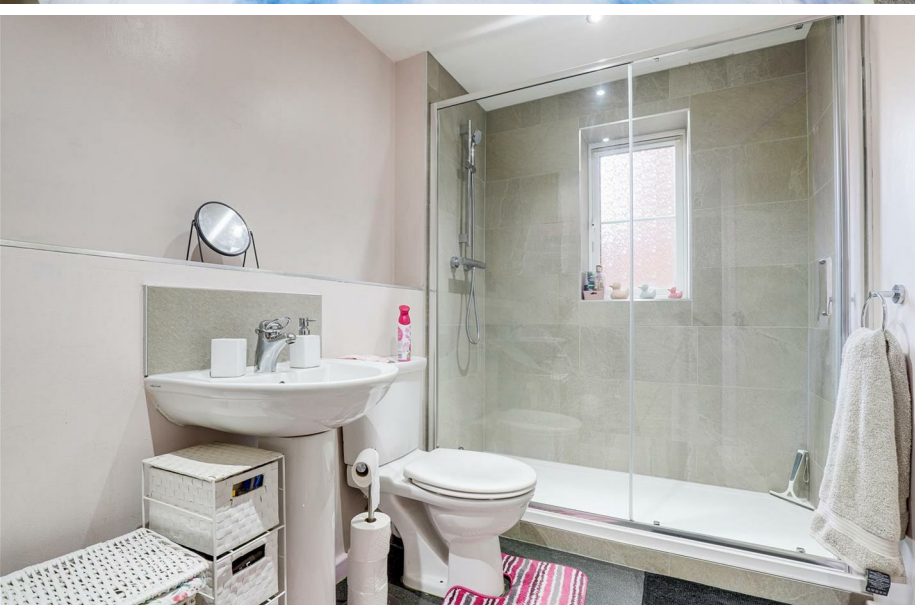
## GROUND FLOOR FLAT WITH PRIVATE GARDEN...

This well-presented two-bedroom ground floor flat offers spacious and versatile accommodation, making it the ideal purchase for a variety of buyers – whether you're a first-time buyer, an investor, or looking for a low-maintenance alternative to a bungalow. Situated in a popular and convenient location, the property is just a stone's throw away from local amenities, excellent transport links including Hucknall Train Station and tram services, and a range of shops and eateries, making it perfect for a modern lifestyle. Internally, the accommodation comprises an entrance hall with access to a useful utility cupboard, a bright and spacious living area that is open plan to a contemporary fitted kitchen with space for a dining table – perfect for entertaining or relaxing. The flat also benefits from two good-sized bedrooms and a modern three-piece bathroom suite, complete with a walk-in shower enclosure. Outside, the property boasts an allocated parking space and double French doors leading out onto a private, enclosed front garden which has been beautifully maintained and features a patio area and decked seating space – ideal for enjoying the warmer months.

MUST BE VIEWED







- Ground Floor Flat
- Two Good-Sized Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Utility Cupboard & Ample Storage Space
- Three-Piece Bathroom Suite With Walk-In Shower Enclosure
- Allocated Parking Space
- Private Enclosed Front Garden
- Popular Location With Excellent Transport Links
- Leasehold - Over 100+Years Left on Lease











ACCOMMODATION

Entrance Hall

3\*5" x 9\*0" (1.05m x 2.75m)

The entrance hall has carpeted flooring, a radiator, an in-built double door cupboard, a wall-mounted security intercom system, and a soft-close door providing access into the accommodation.

Utility Cupboard

The utility cupboard has a fitted worktop, space and plumbing for a washing machine, and space for a tumble-dryer.

Living Room

10\*10" x 12\*4" (3.32m x 3.78m)

The living room has laminate flooring, a TV point, a radiator, UPVC double-glazed windows, and double French doors opening out to the front private garden. Additionally, the living room seamlessly flows into the dining kitchen.

Kitchen Diner

11\*1" x 10\*7" (max) (3.40m x 3.23m (max))

The kitchen has a range of fitted base and wall units with square-edge laminate worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, tiled splashback, laminate flooring, space for a dining table, a radiator, and a UPVC double-glazed window.

Hall

3\*5" x 9\*5" (1.06m x 2.89m)

The inner hall has carpeted flooring, a wall-mounted digital thermostat, and direct access to the Jack & Jill bathroom suite.

Master Bedroom

10\*5" x 14\*7" (max) (3.20m x 4.46m (max))

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a fitted triple wardrobe, and direct access into the Jack & Jill bathroom suite.

Bathroom Suite

8\*11" x 6\*1" (max) (2.72m x 1.87m (max))

The Jack & Jill bathroom has a low level dual flush WC, a wash basin, an electrical shaving point, a double walk-in shower enclosure with a mains-fed shower and a sliding shower screen, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

Bedroom Two

9\*5" x 10\*8" (2.89m x 3.27m)

The second bedroom has a UPVC double-glazed window, laminate flooring, and a radiator.

OUTSIDE

Externally, the property boasts an allocated parking space and a private, enclosed garden featuring a patio and decking area, well-maintained lawn, gravelled sections, and a variety of plants and shrubs, all bordered by a combination of fence panels and brick walls.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach & Sky Communal Aerial
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply - Water Meter
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low chance for surface water / very low for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – Leasehold
- 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.

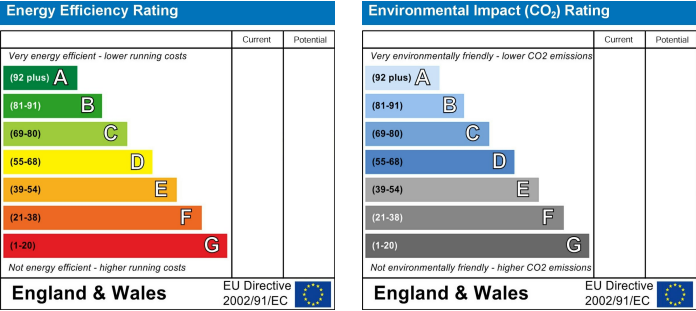
The vendor has advised the following:  
Service Charge in the year marketing commenced (£PA): £1,644.50  
Ground Rent in the year marketing commenced (£PA): £0  
Property Tenure is Leasehold. Term: 125 years from 1 January 2008 - Term remaining 108 years.

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.

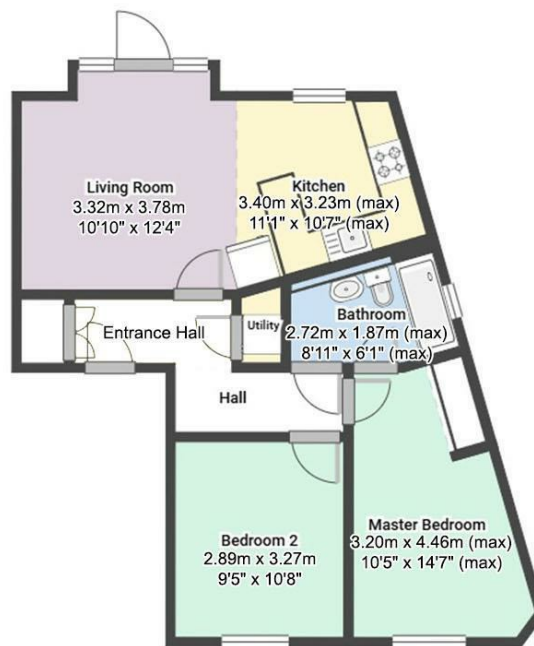
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available 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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