

HoldenCopley

PREPARE TO BE MOVED

Titchfield Terrace, Hucknall, Nottinghamshire NG15 7BD

£110,000

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NO UPWARD CHAIN...

This well-presented first-floor apartment, offered to the market with no upward chain, is an excellent opportunity for first-time buyers, downsizers, or investors. Featuring neutral decor throughout, this charming property is ready for its new owners to move in and make it their own. The apartment is ideally located just a stone's throw away from the vibrant High Street, which boasts a variety of shops, eateries, and excellent transport links, including Hucknall Train Station. Inside, the accommodation includes an entrance hall, a spacious living room that seamlessly flows into a fitted kitchen, a modern three-piece bathroom suite, and two well-proportioned bedrooms. The master bedroom is a standout feature, with double French doors that open out to a private balcony, perfect for enjoying a morning coffee or unwinding in the evening.

MUST BE VIEWED





- First Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Patio Balcony
- Leasehold - Over 100+Years
Left On Lease
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, a wall-mounted consumer unit, a security intercom system, and a soft-close door providing access into the accommodation.

Kitchen Living Space

19'1" max x 14'9" max (5.84m max x 4.51m max)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a 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, wood-effect vinyl flooring, a UPVC double-glazed window, and open plan to the living area which has carpeted flooring, a TV point, a wall-mounted electric heater, and a further three UPVC double-glazed windows.

Bedroom One

14'4" x 9'0" (4.37m x 2.75m)

The first bedroom has carpeted flooring, a TV point, a wall-mounted electric heater, UPVC double-glazed windows, and double French doors opening out to the balcony area.

Bedroom Two

9'10" x 9'5" (3.02m x 2.89m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, and a wall-mounted electric heater.

Bathroom

6'11" x 5'10" (2.13m x 1.78m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, vinyl flooring, an extractor fan, and an in-built cupboard.

OUTSIDE

Outside there is a low maintenance balcony area with patio and courtesy lighting.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea

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 (£PA): £1,556.82

Ground Rent in the year marketing commenced (£PA): £200

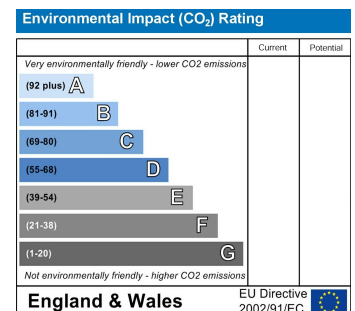
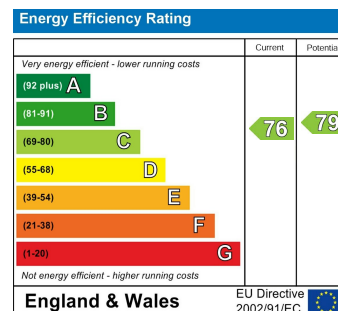
Property Tenure is Leasehold. Term: 125 years from 6th April 2007 - Term remaining 108 years.

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.

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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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