



1 Hamilton Court, Hamilton Road, Carrington, Nottingham, NG5 1AU
Offers in the region of £115,000 Leasehold



Hamilton Court, Hamilton Road, Carrington

2 Bedrooms, 1 Bathroom

Offers in the region of £115,000

- Two Bedroom Ground Floor Apartment
- Large Open Plan Living Area
- Allocated Parking
- Ideal FTB or BTL
- Excellent Transport Links
- No Onward Chain
- Leasehold

Making an ideal first time purchase or buy to let investment opportunity, this attractive two bedroom ground floor apartment is situated in a fantastic location near an array of local amenities and with excellent transport links to the City Centre and City Hospital. The accommodation comprises of an entrance hall with fitted storage, a bright open plan living/dining/kitchen with French Doors, two bedrooms and a fitted bathroom. The property also benefits from an allocated parking space and is being offered with no onward chain. HALLWAY With wood effect laminate flooring, storage



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

cupboard, airing cupboard, electric storage heater, intercom system and ceiling light.

LIVING AREA 12' x 11' 4" (3.66m x 3.45m) With wood effect laminate flooring, uPVC double glazed French Doors, electric storage heater and ceiling light.

KITCHEN/DINER 15' x 10' 1" (4.57m x 3.07m) With a fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, hob and extractor hood over, integrated fridge with ice box, washing machine and dishwasher plumbing, wood effect laminate flooring and ceiling light. The dining area has wood effect laminate flooring, a uPVC double glazed window to the rear elevation and ceiling light.

MASTER BEDROOM 12' x 8' (3.66m x 2.44m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted electric heater, a range of fitted wardrobes and ceiling light.

BEDROOM TWO 8' x 6' 9" (2.44m x 2.06m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted electric heater and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with a mains fitted mixer bar shower over, low flush w.c. pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail and ceiling light.

EXTERNAL The property benefits from an allocated parking space.

LEASE INFORMATION Remaining Lease Length: 978 Years
Ground Rent: £100 per annum
Approximate Annual Service Charge: £2,408







Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.