



**The Junction, Station Terrace, Hucknall, Nottingham, NG15 7QZ**  
£110,000 Leasehold



# The Junction, Station Terrace, Hucknall

2 Bedrooms, 1 Bathroom

£110,000

- Two Bedroom Top Floor Apartment
- Bright & Spacious Interior
- Excellent Location
- Walking Distance To Tram & Train Network
- Allocated Parking
- No Onward Chain

Being offered to the market with no onward chain this two bedroom top floor apartment sits in a prime position being located within walking distance of the Tram & Train Station and Hucknall Town Centre. Making an ideal first time purchase or buy to let investment the property briefly comprises of a hallway with a large storage cupboard, a spacious open plan living/dining/kitchen, two double bedrooms and a bathroom. Benefitting from an allocated parking space, early viewing is strongly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY 13' 11" x 3' 7" (4.24m x 1.09m)** With fitted carpet, intercom system, storage cupboard, wall mounted electric panel heater and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN 17' 0" x 15' 6" (5.18m x 4.72m)** The living/dining area has a fitted carpet, wall mounted electric panel heater, three uPVC double glazed windows to two elevations and fitted ceiling spotlights. The fitted kitchen has 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, inset hob with extractor hood over, washing machine plumbing, wood effect vinyl and ceiling light.

**MASTER BEDROOM 13' 4" x 9' 1" (4.06m x 2.77m)** With a fitted carpet, wall mounted electric panel heater, uPVC double glazed window and ceiling light.

**BEDROOM TWO 10' 10" x 9' 3" (3.3m x 2.82m)** With a fitted carpet, wall mounted electric panel heater, uPVC

double glazed window to two elevations and ceiling light.

**BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)** With a panelled bath with a chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail, opaque uPVC double glazed window and fitted ceiling spotlights.

**EXTERNAL** The property benefits from an allocated parking space.









## 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.