

For Sale



2b-4b Hucknall Road
Nottingham
NG5 1AB

T 0115 962 9770

E Nottingham@go-ps.co.uk

grangerandoaks.co.uk



The Ridge,
139 Foxhall Road, NG7 6NB

Price: £140,000



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Information

FOREST FIELDS: Coming to market Chain Free, a large furnished, ground floor, two double bedroom apartment in a wonderful Victorian period conversion. This spacious apartment comes with a fully fitted kitchen with appliances including an oven, hob, dishwasher, washing appliance and fridge/freezer. The spacious living room has wood laminate flooring and is neutrally decorated.

Summary of accommodation

- Walking Distance to City
- Off-Road Car Parking
- Great EPC Rating
- Gas Central Heating
- Courtyard Garden
- Chain Free

Description

Lounge/Diner

A spacious lounge/diner with wood laminate floor. Doors lead off to kitchen. rear hall leads off to bedrooms and bathroom. central heating radiator, double glazed window to front.

Kitchen

A range of wall and floor units with roll-top work-surfaces. Integrated oven, hob, extractor, and dishwasher. Plumbing for washing. Central heating boiler. Appliances are included in sale.

Bedroom 1

Carpeted. Central heating radiator, Built-in wardrobes, Window to rear. Door leads out to patio garden. Bedroom furniture included.

Bedroom 2

Carpeted. Central heating radiator, Built-in wardrobes, Window to rear. Bedroom furniture included.

Bathroom

Tiled floor. Four Piece bathroom suite inc mains shower cubicle. Heated towel rail.

Outside

To the rear of the property a section of paved courtyard can be informally adopted to create a patio garden for outside seating and dining.

Additional Information

Council Tax : Band C (Nottingham City Council) Tenure: Leasehold The property is subject to a 150 year lease starting in 2007. Annual Ground Rent is £200, and service charge is £2308 per annum.

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Ground Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂		
(92 - 100) A			(92 - 100) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D			(55 - 68) D		
(39 - 54) E			(39 - 54) E		
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England/Wales	EU Directive 2002/91/EC		England/Wales	EU Directive 2002/91/EC	