



The Courtyard Titchfield Terrace  
Hucknall Nottingham



# The Courtyard Titchfield Terrace Hucknall Nottingham NG15 7BD

for sale offers over  
**£115,000**



## Property Description

This beautifully presented first-floor flat offers stylish open-plan living and a bright, spacious feel throughout. The heart of the home is the open-plan kitchen, dining, and lounge area - perfect for entertaining or relaxing after a long day.

There are two well-proportioned bedrooms, including a generous master bedroom that benefits from its own private balcony, ideal for enjoying a morning coffee. The property also features a modern bathroom.

With a thoughtful layout and a welcoming atmosphere, this flat is ideal for first-time buyers, downsizers, or investors looking for a move-in-ready home.

## Entrance Hallway

Having access to the open plan lounge/kitchen/ diner

## Lounge/Kitchen/Diner

Having four windows to the front elevation, storage heater, wall and base units with work surfaces over, electric oven, electric hob with extractor over, space and plumbing for washing machine, built-in fridge freezer and inset sink.

## Bathroom

Having bath with electric shower over, low level W.C, pedestal wash hand basin and extractor.

## Bedroom One

Having window to the rear elevation, storage heater, french doors to the rear elevation leading to a balcony.

## Bedroom Two

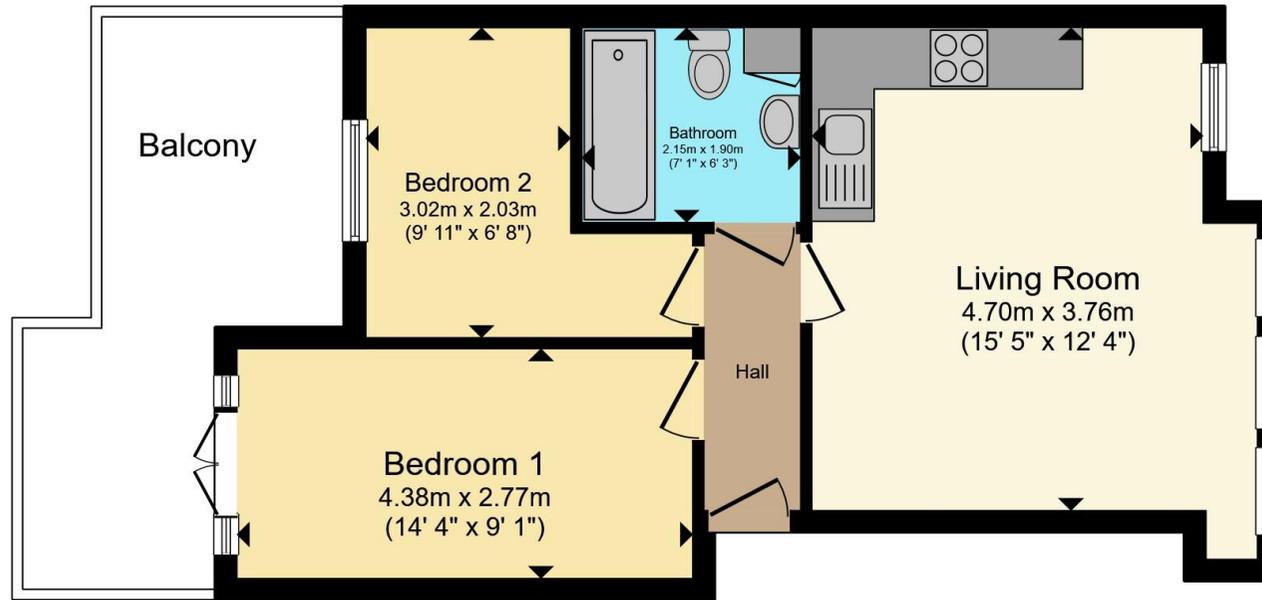
Having window to the rear elevation and a storage heater.











## Floor Plan

Total floor area 44.3 m<sup>2</sup> (477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 1600.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/HUK104679](http://burchelledwards.co.uk/Property/HUK104679)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK104679 - 0003