

# For Sale



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The Ridge, 139 Foxhall Road,  
Forest Fields

**Price:** £130,000

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Company number 4873242 Registered in England & Wales - Gothic House, Barker Gate, Nottingham, NG1 1JU



# The Ridge, 139 Foxhall Road,

## Forest Fields

### Price: £130,000



#### Information

**FOREST FIELDS:** This fabulous first floor, two bedroom apartment is situated in a Victorian period conversion and provides very generous room sizes and close proximity to town. Situated in a small development of just 21 apartments overlooking The Forest, the property is very well maintained, has two very good sized bedrooms, with the master being en-suite.

#### Description

##### Entrance Hall

Entering through a solid timber door from the communal hallway, the entrance hall has carpeted flooring, low voltage spot lighting, doors leading-off to bedrooms, lounge, and bathroom. A central heating radiator, video intercom and control panel for the intruder alarm.

##### Living Room

This spacious lounge is carpeted, has a central heating radiator, low voltage spotlighting, and double glazed windows. The dining area is a step down from the living area which is ideal for anyone who would want to use this as a working space instead.

##### Kitchen

Fitted Kitchen with wood effect melamine roll top work surface. Integrated Smeg Oven and Smeg gas hob. Baxi Combination boiler. Wood laminate flooring. Tiled splash-backs. uPVC double glazed window. Integrated dishwasher. Freestanding washing-machine and Fridge/Freezer.

##### Master bedroom

Spacious bedroom with carpeted flooring, central heating radiator, low voltage spotlights and uPVC double glazed window. Internal door leading to en-suite which consists of a small uPVC double glazed window, tiled floor, partially tiled walls, towel radiator, porcelain sink with mixer tap, WC, extractor fan, shaving point and corner shower cubicle with thermostatic shower.

##### Bedroom 2

This smaller double room is carpeted, has double glazing, low voltage spotlights, and central heating radiator.

##### Main Bathroom

Modern white 4 piece bathroom suite consisting of a shower cubicle with thermostatic shower, separate bath, WC, porcelain sink, extractor fan, shaving point, partially tiled walls and vinyl flooring.

#### Summary of accommodation

- 5 Min Walk to the Tram or 15 to the City Centre
- Spacious
- Fitted Kitchen with Appliances Included
- En-suite Master Bedroom
- Double Glazed
- Gated Off-Road Car Parking
- Furniture Included in the Sale

#### Outside

Apartments at The Ridge come with one off-road parking space accessed from electric gates. Set back from Gregory Boulevard, the communal grounds are planted with mature shrubs, and maintained by the management company.

#### Additional Information

The property is subject to a 150 year lease starting in 2008. Annual Ground Rent is believed to be £150 and the service charge is approximately £1550 per annum. This property is currently let on a furnished basis at £650pcm.

#### Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

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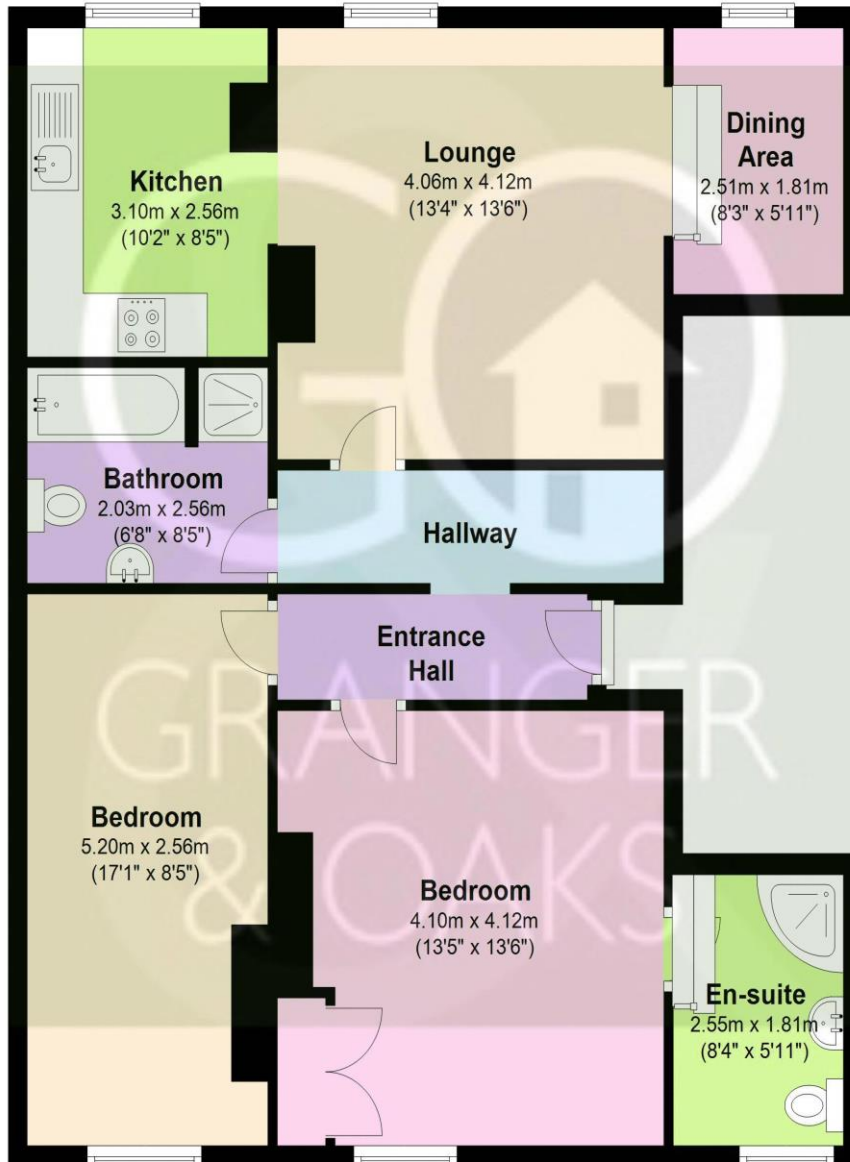
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### First Floor

Approx. 80.0 sq. metres (860.9 sq. feet)



Total area: approx. 80.0 sq. metres (860.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	81	83
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England/Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub></i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	81	82
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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