

HoldenCopley

PREPARE TO BE MOVED

Hucknall Road, Carrington, Nottinghamshire NG5 1QZ

Asking Price £170,000

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STUNNING APARTMENT...

This two bedroom ground floor apartment is excellently presented throughout after recently undergoing a full renovation. With new designer radiators, heated towel rails, luxury vinyl tiling, a newly fitted boiler and a new energy efficient water heating and storage system, it boasts modern bathrooms and spacious accommodation making it perfect for any first time buyers. The building was once home to Thomas Forman Printers, dating back to the 1870's, providing it with unique characteristics which are still preserved to this day, including the old service lift that occupies the entrance area of the building. Situated in a convenient location, just a short walk from the Forest Recreation Ground and the vibrant Sherwood area, which is host to a range of local amenities such as shops and eateries, the property has excellent transport links into Nottingham City Centre and Nottingham City Hospital. The accommodation comprises an open plan living area with an integrated kitchen, a spacious dining area and two double bedrooms serviced by two modern bathroom suites. The property also benefits from having plenty of storage, including lockable basement storage, secure access, and allocated parking to the rear of the property with additional space for visitors.

MUST BE VIEWED





- Ground Floor Apartment
- Two Bedrooms
- Two Modern Bathrooms
- Integrated Kitchen
- Open Plan Living
- Excellently Presented
- Close To Local Amenities
- Allocated Parking
- Leasehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has luxury vinyl tiled flooring, an in-built cupboard with plumbing for a washing machine, a vertical radiator, recessed spotlights and provides access into the accommodation

Kitchen Diner

12'5" x 13'5" (3.8 x 4.1)

The kitchen diner has luxury vinyl tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with an electric hob and an extractor hood, an integrated fridge freezer, an integrated dishwasher, space for a dining table, recessed spotlights and is open plan to the living room

Living Room

13'5" x 16'0" (4.1 x 4.9)

The living room has luxury vinyl tiled flooring, a TV point, a vertical radiator, recessed spotlights and a UPVC double glazed window to the side elevation

Bedroom One

13'9" x 9'10" (4.2 x 3.0)

The main bedroom has luxury vinyl tiled flooring, a range of fitted wardrobes, a column radiator, recessed spotlights, a UPVC double glazed window to the side elevation and provides access into the en-suite

En Suite

7'6" x 9'6" (2.3 x 2.9)

The en-suite has marbled tiled flooring, a low level flush WC, a wash basin with mixer taps and tiled backsplash, a walk in shower with a wall mounted rainfall shower fixture and glass shower screens, partially tiled walls, a heated towel rail, recessed spotlights and an extractor fan

Bedroom Two

11'1" x 9'10" (3.4 x 3.0)

The second bedroom has luxury vinyl tiled flooring, a range of fitted wardrobes, a vertical radiator and a UPVC double glazed window to the side elevation

Bathroom

10'9" x 5'6" (3.3 x 1.7)

The bathroom has marbled tiled flooring, a low level flush WC, a wash basin with mixer taps, a panelled bath with a wall mounted rainfall shower fixture and a glass shower screen, partially tiled walls, recessed spotlights and an extractor fan

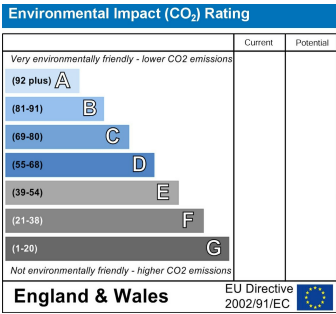
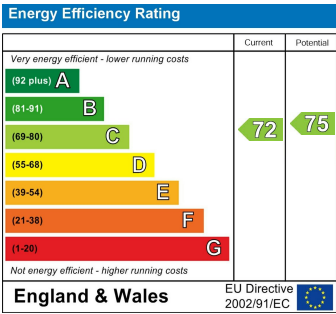
OUTSIDE

Outside the property benefits from allocated parking

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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Approx. Gross Internal Area of the Ground floor:
903.74 Sq Ft - 83.96 Sq M

Approx. Gross Internal Area of the Entire Property:
903.74 Sq Ft - 83.96 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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