

HoldenCopley

PREPARE TO BE MOVED

Cavell Grove, Hucknall, Nottinghamshire NG15 7WD

Guide Price £115,000

Guide Price £115,000 - £120,000

SECOND FLOOR APARTMENT...

This second floor one bedroom apartment would be an ideal purchase for any first time buyers as it is excellently presented throughout and offers spacious open plan living space. Situated in the popular location of Hucknall which is host to a range of local amenities such as, shops, eateries and excellent transport links into Nottingham City Centre as well as being located a stones throw away from Titchfield Park. The apartment comprises of an open plan kitchen living area, a double bedroom and a three piece bathroom suite. Outside the property benefits from having an allocated parking space to provide off road parking.

MUST BE VIEWED



- Second Floor Apartment
- One Double Bedroom
- Open Plan Kitchen Living Area
- Three Piece Bathroom Suite
- Secure Access
- Off Road Parking
- Close To Local Amenities
- Well Presented
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall

5'6" x 3'7" (1.7 x 1.1)

The entrance hall has carpeted flooring, a wall mounted electrical switchboard, a phone intercom system and provides access into the accommodation

Kitchen/Lounge

16'8" x 23'11" (5.1 x 7.3)

This kitchen lounge area provides open plan living space with wood effect flooring in the kitchen area, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer.

The living area has carpeted flooring, two radiators, a TV point, space for a dining table, a UPVC double glazed window to the rear front elevation and UPVC double glazed French doors to access a Juliet balcony

Bedroom

8'10" x 13'1" (2.7 x 4.0)

The bedroom has carpeted flooring, a radiator and two Velux windows

Bathroom

6'2" x 8'10" (1.9 x 2.7)

The bathroom has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, a UPVC double glazed obscure window to the side elevation and a Velux window

OUTSIDE

Outside to the front of the property is allocated parking and secure access into the building

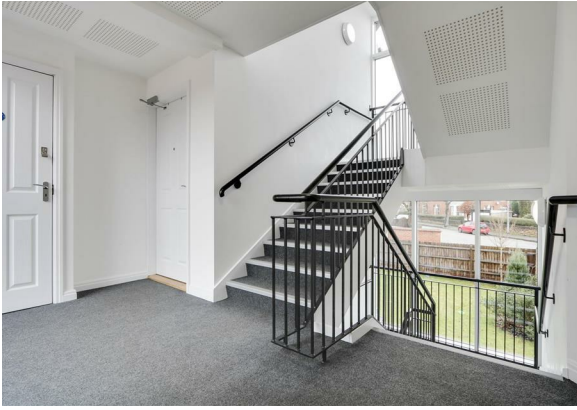
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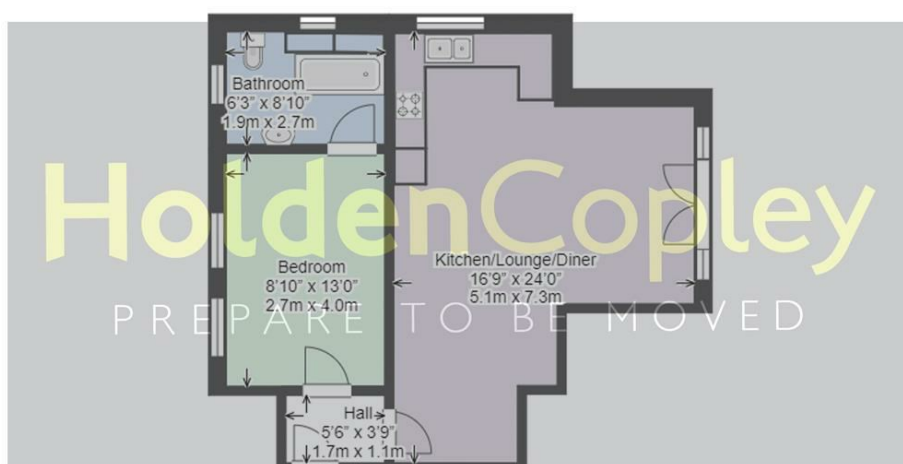
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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



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Approx. Gross Internal Area of the Ground floor:
482.98 Sq Ft - 44.87 Sq M
Approx. Gross Internal Area of the Entire Property:
482.98 Sq Ft - 44.87 Sq M

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