

Boulevard Works Hartley Road, NG7 3BB

£90,000

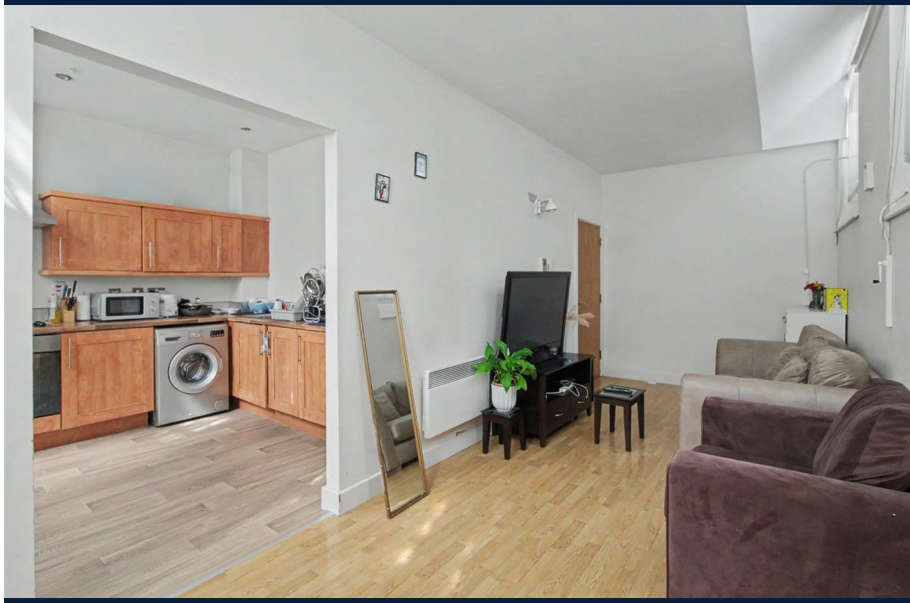
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Marriotts



Boulevard Works Hartley Road , NG7 3BB

£90,000



- Ground floor apartment within a Grade II listed building
- Bathroom with 3-peiece suite
- Electric heating, gated access and telephone entry system
- Two good sized bedrooms
- Lounge living and dining space, which open into the fitted kitchen
- Excellent NG7 location

NO UPWARD CHAIN! Ground floor apartment situated within a Grade II listed building on Hartley Road in Nottingham, with secure gated access. Originally constructed in 1883 for Nottingham's booming textile industry and converted into apartments in 2006. Conveniently close to a variety of local amenities, including supermarkets, gyms, and shops, catering to all your daily needs. Additionally, regular bus services to Nottingham City Centre make commuting effortless.

The flat boasts two good sized bedrooms, a long lounge and dining area with an abundance of natural light streaming through multiple windows. The open square archway leads seamlessly into the fitted kitchen, making it an ideal space for entertaining or simply enjoying everyday life. The fully tiled bathroom features a three-piece suite, complete with a mains shower. The flat is equipped with electric heating, and is both modern and neutrally decorated throughout.

This flat presents an excellent opportunity for those looking to settle in a well-connected area with all the essentials at your doorstep. Historically rented, the property is also an ideal investment opportunity.





Hallway

Accessed from the communal hallway, the flats front door leads into the inner hall which gives access to all rooms. There is the wall mounted RCD board, an electric wall heater and laminate flooring.

Living and dining room

Dual aspect windows, laminate flooring, telephone entry system, space for a dining table & chairs and an open square archway into the kitchen.

Kitchen

The kitchen is fitted with modern wall & base units, worktop with upstand, one and a half stainless steel sink, with drainer and mixer tap. There is a fitted electric oven & hob with extractor hood over, space for a tall fridge freezer and washing machine. Laminate flooring, electric wall heater and window to the north.

Bedroom 1

Window to the west, wall amounted electric heater, laminate flooring.

Bedroom 2

Window to the west, wall amounted electric heater, laminate flooring.

Bathroom

The bathroom is fitted with a 3-peice suite comprising of bath with mains shower and screen, toilet with wall flush and wash hand basin with mixer tap. There is a recessed mirrored shelf, heated towel rail, shaving point and extractor fan. The room has fully tiled walls and floor, and a cupboard housing the hot water system.

Outside

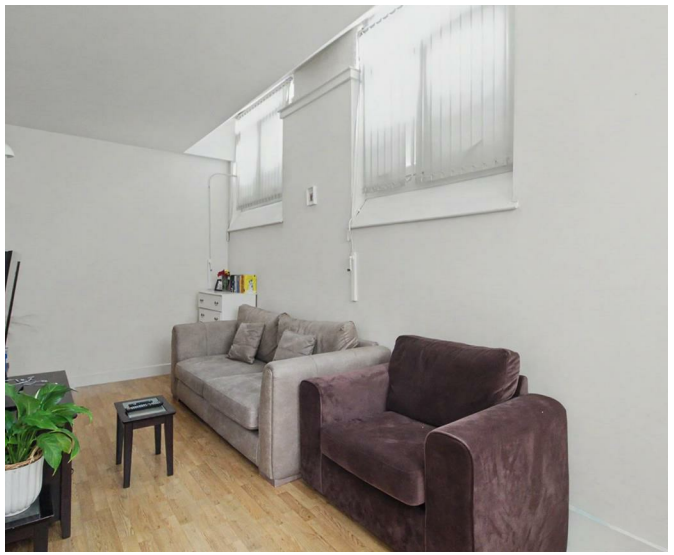
Pedestrian access is via an electric gate with intercom, this leads to an inner court yard which has plants and a variety of outdoor seating. A further door with intercom lead into the communal hallway of Linen House.

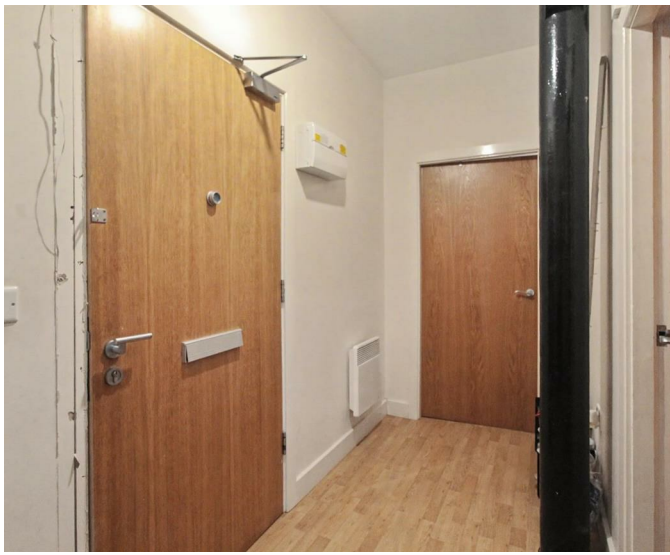
Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 129years From: 27/07/2006
GROUND RENT: £ - to be reviewed on: .....
SERVICE CHARGE: £ - to be reviewed on: .....
COUNCIL TAX: Nottingham - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: None
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access

OTHER INFORMATION:











- Please note - This property is currently tenanted, with vacant possession available from September 2026.

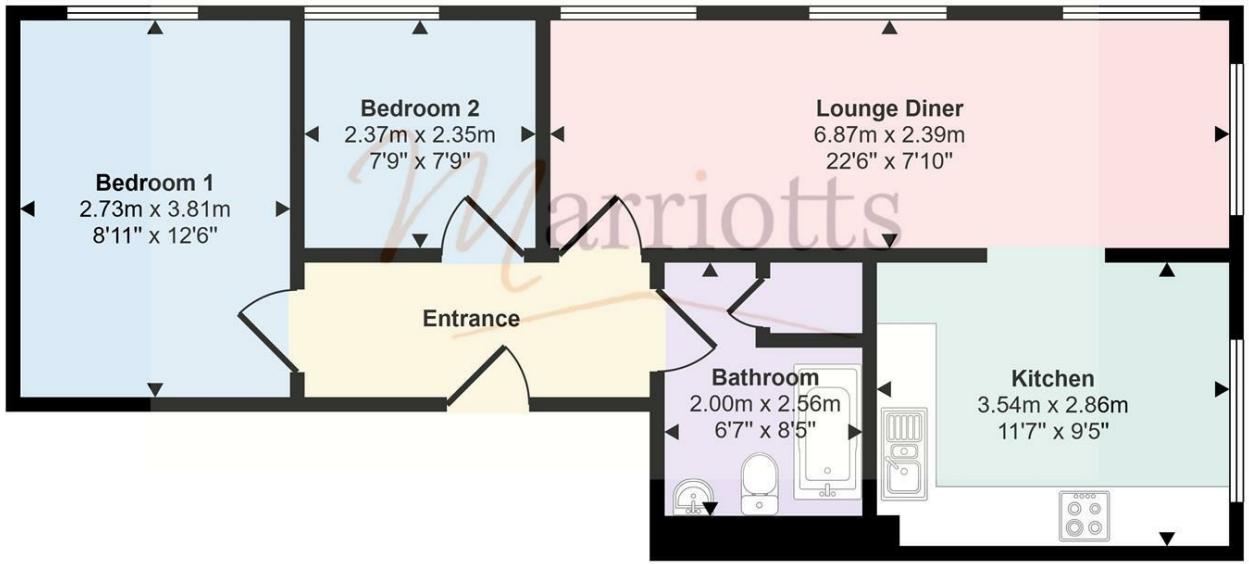
**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only. Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.



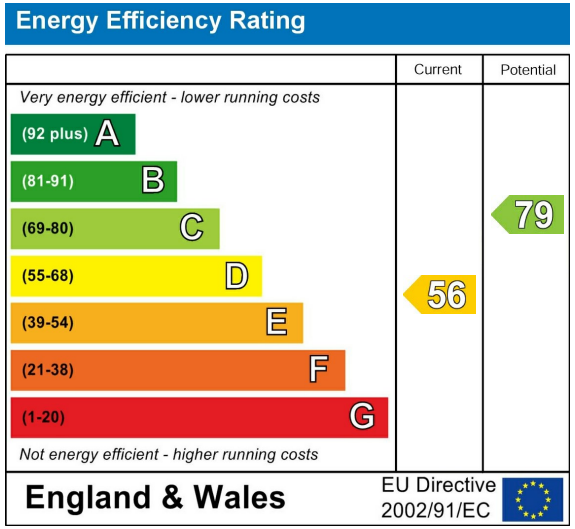


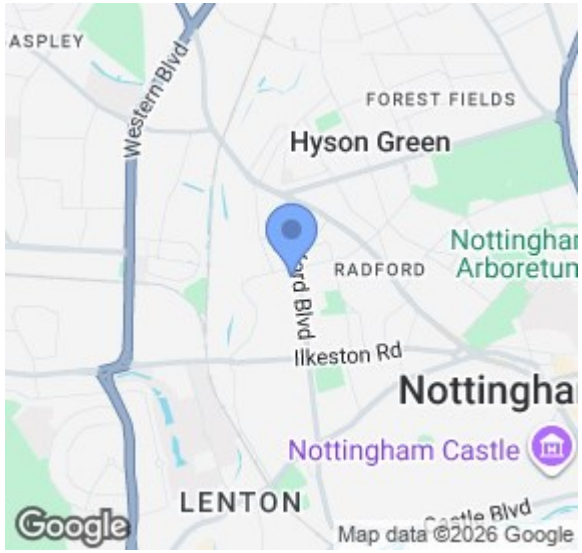
Approx Gross Internal Area
56 sq m / 599 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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