

HoldenCopley

PREPARE TO BE MOVED

Kestrel Grove, Hucknall, Nottinghamshire NG15 6UU

Guide Price £115,000

GUIDE PRICE: £115,000 - £135,000

SECOND FLOOR APARTMENT...

Welcome to this second floor apartment, perfectly situated in the popular area of Hucknall. Offering a blend of modern style and comfort, this property is ideally suited for first-time buyers or investors with ample conveniences. Upon entering, you're welcomed by a spacious entrance hall that seamlessly leads to the open-plan kitchen and living area with French doors and a Juliet Balcony. This airy, light-filled space is designed for comfortable, contemporary living. The kitchen area is well-equipped with a range of integrated appliances, making everyday cooking and dining a breeze. The apartment includes two well-proportioned double bedrooms. The master bedroom is a standout feature, providing the added luxury of an en-suite bathroom, designed for convenience and privacy. The second bedroom offers flexibility as a guest room, home office, or additional living space, depending on your needs. For added practicality, the main three-piece bathroom suite is modern and stylish, catering to residents and guests alike. Outside, residents benefit from an allocated parking space, ensuring parking is always stress-free. The property also offers access to well-maintained communal gardens, which add a touch of greenery and provide a peaceful spot to unwind. With its close proximity to a variety of shops, eateries, and transport links to the City Centre, this apartment offers both comfort and convenience.

MUST BE VIEWED



- First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/ Living Room
- Three-Piece Bathroom Suite
- En-Suite To Master Bedroom
- In-built Storage Available
- Allocated Parking Space
- Popular Location
- Leasehold
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, wall mounted intercom, two in-built storage cupboards, a radiator and a door providing access into the accommodation



Kitchen/Living Space

23'5" x 12'11" (7.14m x 3.94m)

The kitchen living room has a range of fitted wall and base units with worktops a stainless steel sink with a mixer tap and drainer, integrated oven, a gas ring hob, a splashback and over hood extractor fan, integrated fridge/freezer, integrated dishwasher, recessed spotlights, tiled flooring and carpeted flooring, a TV point, two radiator, two UPVC double glazed windows, and double French doors with a Juliet balcony.

Bedroom 1

13'1" max x 9'1" max (4.01m max x 2.78m max)

The first bedroom has a UPVC double glazed window, a radiator, an in-built storage cupboard, carpeted flooring, and access to the en-suite,



En Suite

8'1" x 7'1" (2.48m x 2.18m)

The en-suite has a UPVC double glazed obscure window, a low level flush WC, a pedestal washbasin, a shower enclosure with a wall-mounted shower fixture, a chrome towel rail, a shaving point, recessed ceiling spotlights, partially tiled walls, and tiled flooring.

Bedroom 2

11'5" x 9'1" (3.48m x 2.78m)

The second bedroom has UPVC double glazed window, a radiator, and carpeted flooring.



Bathroom

8'7" x 5'6" (2.63m x 1.69m)

The bathroom has a UPVC double glazed obscure window, a low level flush WC, a pedestal washbasin, a panelled bath with central taps and a handheld shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Outside is an allocated parking space providing off street parking and access to communal gardens.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal - Good coverage of Voice, 4G - Some coverage of 3G & 5G

Septage - Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield district Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (EPA): £1123.90

Ground Rent in the year marketing commenced (EPA): £125

Property Tenure is Leasehold. Term : 125 years from 1 January 2015 Term remaining 116 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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