

# HoldenCopley

PREPARE TO BE MOVED

Albert Street, Hucknall, Nottinghamshire NG15 7BL

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£650 PCM

## APARTMENT LIVING...

This one bedroom apartment is coming to the market well presented throughout, un-furnished whilst offering in-built storage situated in the heart of Hucknall Town Centre which is host to a range of local amenities including shops, eateries and excellent transport links into Nottingham City Centre. The property is located on the first floor and is available for a long term let ideal for couples or working professionals. The apartment has an open plan living/kitchen dining space which benefits from a range of integrated and freestanding appliances and a spacious double bedroom serviced by a modern three piece shower suite.

AVAILABLE JUNE!



- First Floor Flat
- One Bedroom
- Modern Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Open Plan Living
- In-Built Storage Available
- Popular Location
- Close To Local Transport Links
- Available June
- Must Be Viewed

ACCOMMODATION

Lounge/Kitchen/Diner

18\*0" x 15\*5" (5.5 x 4.7)

The kitchen area has a range of glossy base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with electric hob and extractor fan, a freestanding fridge freezer, part tiled walls, freestanding washing machine, a storage cupboard and a double glazed window.

The living area has two wall mounted electric heaters and an aerial point.

Bedroom

10\*9" x 9\*2" (3.3 x 2.8)

The bedroom has carpeted flooring a double glazed window and an electric wall mounted heater.

Bathroom

7\*2" x 6\*2" (2.2 x 1.9)

The bathroom has a low level flush WC, a hand wash basin with mixer taps, a shower enclosure with a wall mounted mains-fed shower, heated towel rail, partially tiled walls and an extractor fan.



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		
	67	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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