



Great Hoggett Drive,
Chilwell, Nottingham
NG9 4HQ

£110,000 Leasehold



A modern self-contained first floor maisonette ideal for a first-time buyer or investor. Courtyard providing parking, energy efficient. Click or call for more information.

A modern first floor one bedroom maisonette.

Situated in a private small development of two one-bedroom flats constructed in 2015 located in this established residential suburb. Excellent energy efficient property with an EPC B81 rating

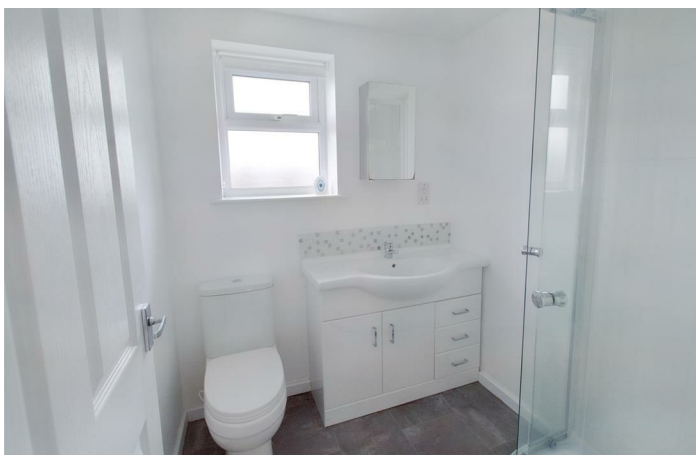
Offering approximately 35 square metres of internal space and access from its own front entrance door to staircase leading to a first-floor lobby where doors lead to the living/kitchen. Double bedroom and shower room/WC.

The property benefits from off street parking for two vehicles within a private courtyard as well as the use of front and rear gardens shared with the ground floor flat.

This first-floor maisonette within this development is for sale at £110,000.

For investment purposes this property should expect a gross yield of around 9% should this be of interest to a property investor.

Situated in this established residential suburb, highlighted as an up and coming area for the recent development of the Nottingham Express Tram system, a stop is within walking distance of the building and provides convenient quick access to Beeston town centre, Nottingham University, the Queen's Medical Centre and Nottingham city centre itself.



FIRST FLOOR 40B

Ground floor entrance lobby with double glazed front entrance door and stairs leading to the first-floor accommodation.

Living/Kitchen

13'1" x 12'6" increasing to 16'3" (4.00 x 3.83 increasing to 4.96)

Kitchen area comprising a range of units, worksurfaces and stainless-steel sink unit with single drainer. Built in electric oven and hob. Plumbing and space for washing machine. Electric heater and double-glazed window to the front.

Bedroom

10'2" x 8'11" (3.12 x 2.72)

With electric heater and double-glazed window to the rear.

Shower Room

5'8" x 5'4" (1.73 x 1.65)

Incorporating a three-piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle with electric shower. Double glazed window.

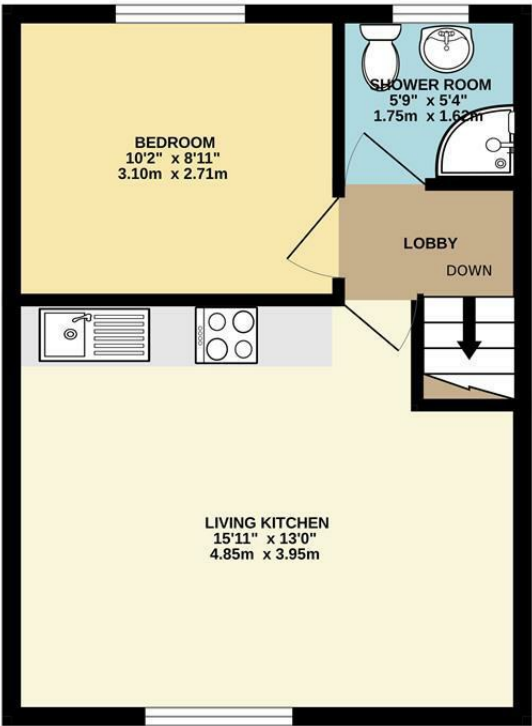
Outside

The property is situated on an enclosed corner plot with a hedged in front garden, there is an enclosed rear courtyard style garden which is shared between the two properties. Adjacent to this, and accessed by a gate, is a large tarmac courtyard that provides parking for two vehicles for each dwelling. A right of access is granted over this to a parking facility and garage owned by the neighbouring property

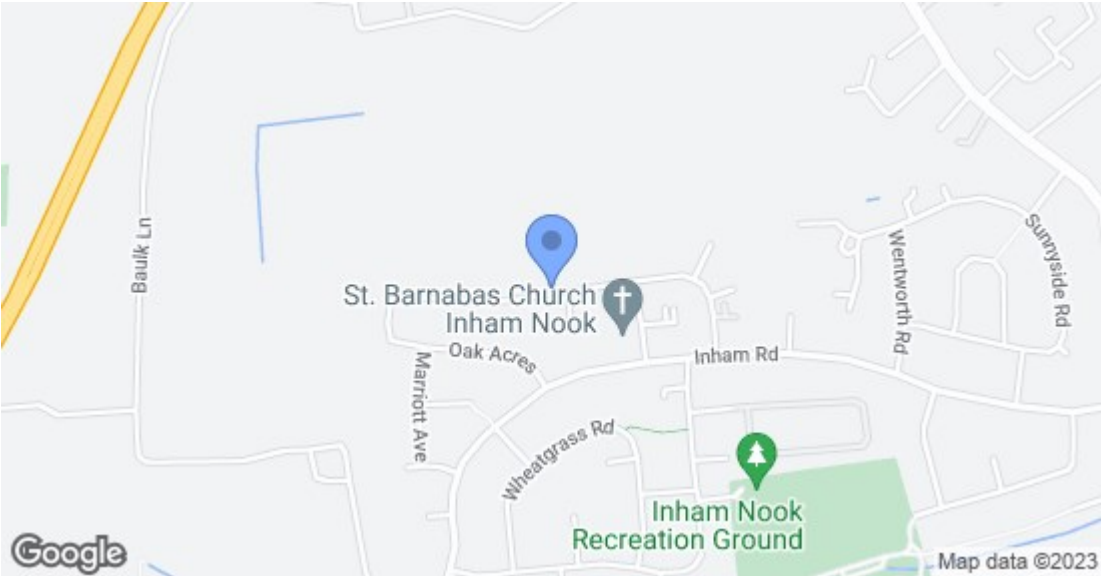
The property will be sold with a brand new 999 lease. A service charge will be set up in order to cover the costs of maintenance of the communal grounds, buildings insurance and other associated costs. Further information will be available upon request.



1ST FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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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