

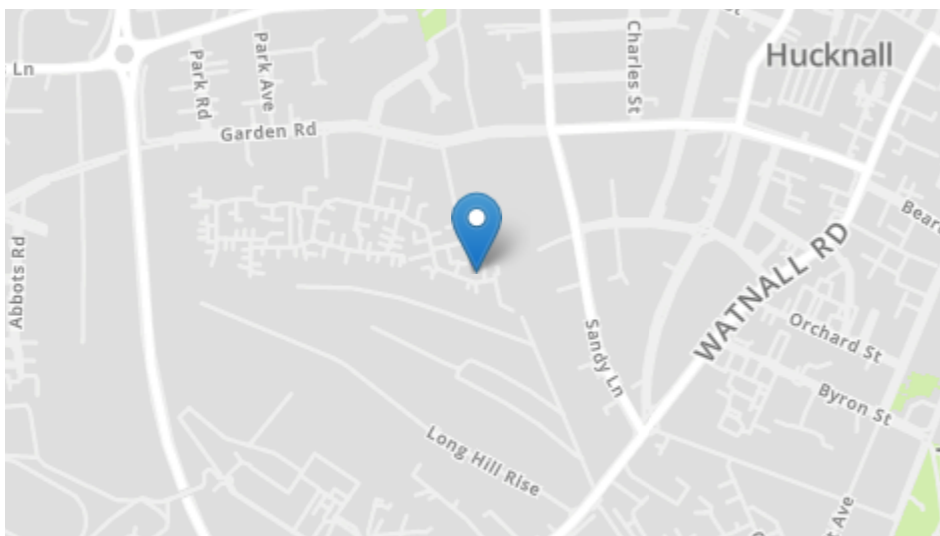
Kestrel Grove, Hucknall, NG15 6UU

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- First Floor Apartment
- 2 Bedrooms
- Open Plan Living Space
- En Suite & Family Bathroom
- 1 Allocated Parking Space
- Open Views
- Excellent Road & Public Transport Links Including Tram
- Walking Distance To Hucknall Town Centre
- No Upward Chain

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
[mail@watsons-residential.co.uk](mailto:mail@watsons-residential.co.uk)  
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40 Main Street, Kimberley, NG16 2LY  
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0115 938 5577  
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Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.





\*\*\*A WONDERFUL STARTER HOME\*\*\* With lovely open views and modern living at the forefront of this spacious two bedroom apartment, there are few better options for your first home. Open plan living, THREE balconies to take in those views, and two bathrooms, there is more than meets the eye on Kestrel Grove. Briefly comprising; hallway, two bedrooms, primary with en-suite, main bathroom, and an open plan kitchen/living/diner. Both bedrooms and living space have juliet balconies to take in the peace and tranquility from the open views. Outside, there is an allocated parking space, communal garden areas, and of course the wonderful open views surrounding the property. Located within walking distance to Hucknall town centre, the property is within easy reach of the towns amenities, including a range of shops, bars and eateries. Nearby road links provide easy access to Nottingham, along with excellent tram, train and bus links. This isn't your usual apartment, and as such we do not anticipate Kestrel Grove hanging around for long, call Watsons today to arrange your viewing.

## Ground Floor

### Communal Entrance

An external communal door leads to the communal hallway and stairs up to the first floor. Private entrance door. The apartment entrance hall has an intercom system. Door to the entrance hall.

### Entrance Hall

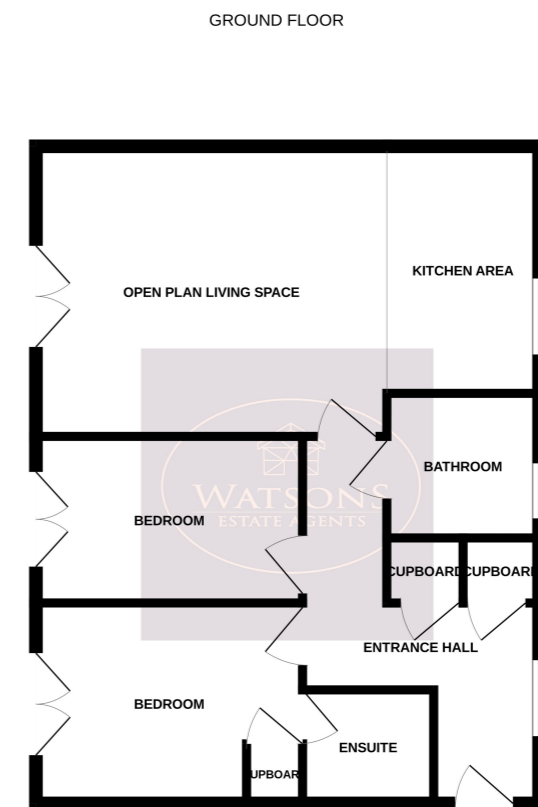
UPVC double glazed window to the side, doors to all rooms, radiator 2 x storage cupboards.

### Open Plan Living Space

6.84m x 3.84m (22' 5" x 12' 7")

Lounge Area - Radiator and uPVC double glazed French doors opening to the Juliet balcony.

Dining Kitchen Area - A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and washing machine. Radiator, UPVC double glazed windows to the rear.



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with Metriplan 12/2014

### Primary Bedroom

3.81m x 2.68m (12' 6" x 8' 10") Storage cupboard, ceiling spotlights, radiator and uPVC double glazed door to the side leading to the Juliet balcony. Door to the en suite.

### En Suite

3 piece suite om white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and extractor fan.

### Bedroom 2

3.58m x 2.22m (11' 9" x 7' 3") Radiator and uPVC double glazed window to the side leading to the Juliet balcony.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

### Outside

1 allocated parking space.

### LEASE INFORMATION

There are 117 years left on the lease term. Service charge is £1600 a year and £250 ground rent.