

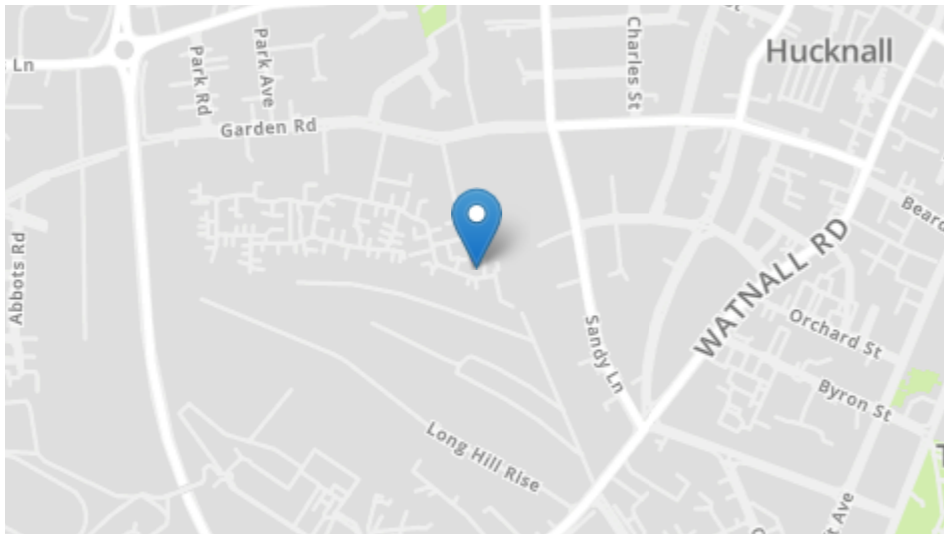
Kestrel Grove, Hucknall, NG15 6UU

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Ground Floor Flat
- 2 DOUBLE Bedrooms
- Open Plan Living Space
- En Suite & Family Bathroom
- 1 Allocated Parking Space
- Excellent Road & Public Transport Links
- Walking Distance To Hucknall Town Centre
- Well Presented Throughout

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
 Ref - 28260296

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.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** YOU'LL BE FLYING HIGH LIVING IN KESTREL GROVE! *** This charming, well presented GROUND FLOOR 2 bedroom apartment, is located to nearby Tram services straight into Nottingham city centre and also many other amenities close by. Boasting spacious, light and airy accommodation with a private parking space and secure entrance, this will appeal to both first time buyers, investors and those looking to downsize. Call us today to book your viewing!

Ground Floor

Communal Entrance

An external communal door leads to the communal hallway. Private entrance door. The apartment entrance hall has an intercom system. Door to the entrance hall.

Entrance Hall

Doors to all rooms, radiator 2 x storage cupboards.

Open Plan Living Space

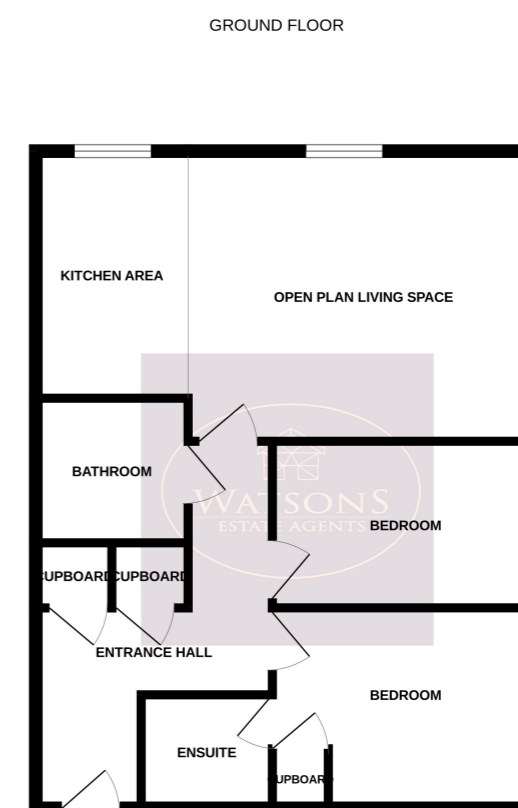
6.6m x 3.81m (21' 8" x 12' 6")

Lounge Area - Radiator and uPVC double glazed window to the side.

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/dryer. Plumbing for dishwasher. Radiator, 2 uPVC double glazed windows to the rear.

Primary Bedroom

3.56m x 2.64m (11' 8" x 8' 8") Storage cupboard, radiator and uPVC double glazed window to the side. Door to the en suite.



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 quality or efficiency can be given.
Made with Metagen 12224

En Suite

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

Bedroom 2

3.51m x 2.21m (11' 6" x 7' 3") Radiator and uPVC double glazed window to the side.

Bathroom

2.13m x 1.91m (7' 0" x 6' 3") 3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail and extractor fan.

Outside

1 allocated parking space.

AGENTS NOTE

There are 117 years left on the lease term. Service charge is charged every six months at £780, but can be paid in monthly instalments for ease at no additional cost. £125 ground rent per annum.