

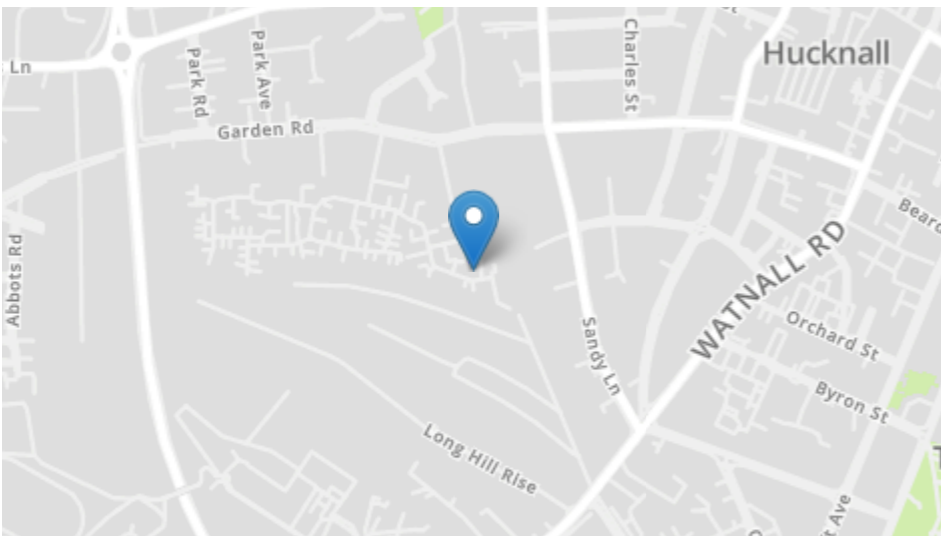
Kestrel Grove, Hucknall, NG15 6UU

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	78	78
(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	



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 - 28386838

Our Seller says....

- 1st Floor Apartment
- 2 Double Bedrooms
- Open Plan Living Space
- En Suite & Family Bathroom
- 1 Allocated Parking Space
- Open Views To The Rear
- No Upward Chain
- Excellent Road & Public Transport Links Including Tram

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 'CUCKOO' TO MISS OUT ON THIS A fantastic first time buy located in the popular town of Hucknall. Brought to the market with no upward chain, a two bedroom first floor apartment, benefiting from two bathrooms, allocated parking, open living space and views to the rear. Briefly comprising; hallway, primary bedroom with en-suite, second bedroom, bathroom, open plan kitchen/living/diner. Outside, there are open views to the rear, and an allocated parking space. Located in the well regarded town of Hucknall, the property lies within easy reach of the town centre and amenities on offer. Nearby road links provide easy access to Nottingham and the surrounding towns. A great first time buy. Contact Watsons 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.

First Floor

Entrance Hall

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

Open Plan Living Space

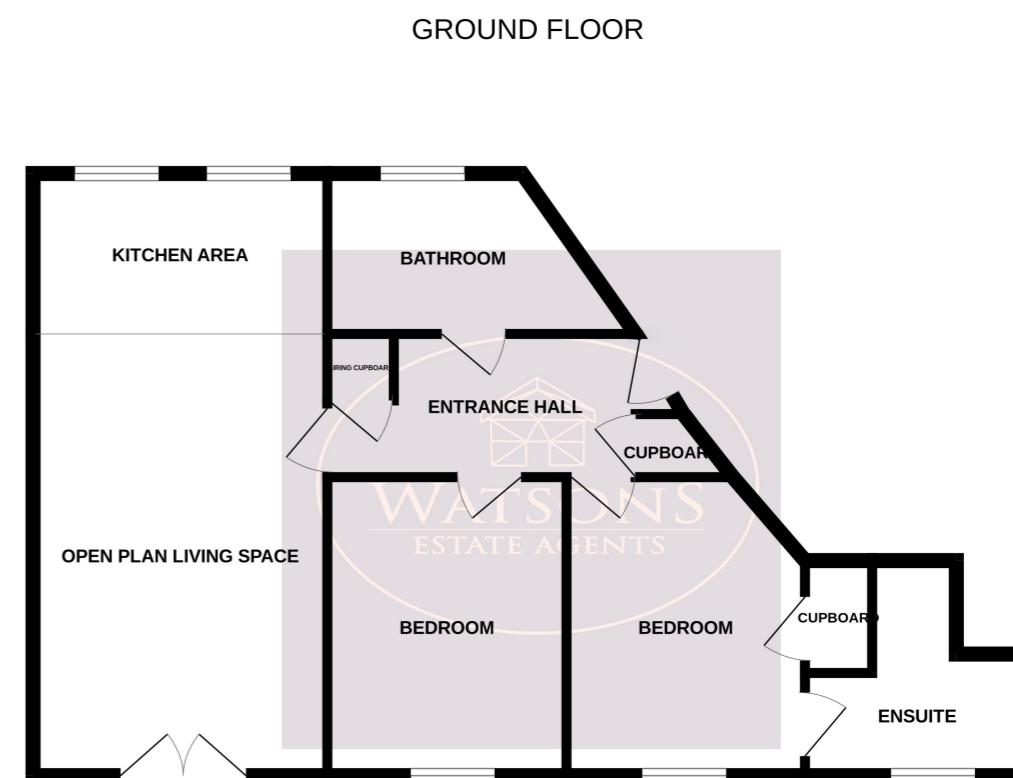
7.19m x 3.91m (23' 7" x 12' 10")

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.

Primary Bedroom

3.96m x 2.86m (13' 0" x 9' 5") Storage cupboard, ceiling spotlights, radiator and uPVC double glazed window to the rear. 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 operability or efficiency can be given.
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En Suite

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

Bedroom 2

3.8m x 2.81m (12' 6" x 9' 3") Radiator and uPVC double glazed window to the front.

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 front.

Outside

1 allocated parking space.

AGENTS NOTE

There are 117 years left on the lease term. Service charge is £1500 a year, paying twice yearly (approximately £700 every 6 months)

The ground rent is £125 a year