

# Flat 1 42 Charles Street

£750



01158 680268

[www.jmssalesandlettings.co.uk](http://www.jmssalesandlettings.co.uk)

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

## TWO BEDROOM APARTMENT WITH WOW FACTOR\*

This two bedroom, ground floor apartment has just been refurbished to a very high standard which has quirky features adding character to this great, refurbished apartment.

The property has an open plan kitchen and lounge space with high ceiling and large windows. There is also a utility area which can be used to space a washing machine and shelving for extra storage. There is a family bathroom, 2 double bedrooms, one with en-suite and an area which can be used as an office or storage. There is also outside communal space.

Spacious, light, new carpets, fresh paint and great location! This is a beautiful property and will not be on the market for long!



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>74</b>	<b>76</b>		<b>75</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		

Viewing by appointment only



01 158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD