

Apartment 22, Drapers

£250,000



01158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

The property boasts both charm and spacious living areas, as well as benefitting from lift access and an underground allocated car parking space.

The apartment enjoys its own entrance lobby which leads onto the entry door and through to the hallway, where there is a generous storage cupboard housing hot water tank and a washer/dryer.

Off the hallway there is an attractive, four-piece bathroom suite which is fully tiled, including a freestanding bath, wall mounted sink vanity unit, wall mounted WC and a large shower enclosure with rainfall shower head.

The second double bedroom, also positioned off the hallway, features a Velux window and a built-in wardrobe with a mirrored frontage. Double bed including mattress and tasteful bedding. The generous master bedroom also enjoys Velux windows with two mirror fronted, built-in wardrobes, double crushed velvet sleigh bed, mirrored dressing table and chair, two silver bedside tables with lamps. The en suite shower room is fitted with a wall mounted WC, wall mounted sink vanity unit, chrome heated towel rail and a large shower enclosure with a rainfall shower head.

The spacious, bright open plan lounge enjoys three large period large sash windows with roman blinds. There is a large TV with soundbar on a beautiful mirrored unit, Teal sofa and matching rug. Also included is a large grey cuddler chair and dining table with four chairs.

The semi open plan kitchen incorporates a range of cream base and wall units with wood grain laminated work surfaces, stainless steel sink drainer and integrated appliances to include fridge freezer, dishwasher, electric oven and a four ring hob with extractor fan above, microwave, cutlery, crockery, pans including everything you need.

In addition to the private parking space, the apartment also has its own separate secure basement store providing that all important area for bikes, suitcases, golf clubs.

TENURE

The property is being sold as a freehold with vacant possession upon completion

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Tim Crowch on our office number 01159680268

MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor . If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES AND FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

Living room

w: 3.23m x l: 3.45m (w: 10' 7" x l: 11' 4")

UPVC DOUBLE GLAZED FRONT DOOR LEADING TO:

With integrated wall fireplace and hearth, offering a comfortable and spacious family living area. There is radiator, ceiling light fittings , double glazed front window , stairs leading to the first floor landing and a doorway leading to:

Kitchen

w: 3.45m x l: 3.67m (w: 11' 4" x l: 12')

A very well proportioned kitchen area, offering double sink, wall and base units, integrated fridge/freezer, integrated washing machine, ceramic hob with extractor above, integrated double oven, worktop space with socket outlets, stylish tiled border and splashback and washing machine space. There is also a radiator, ceiling light fitting, double glazed window facing the rear and UPVC back door leading to rear garden.

Landing

w: 2.81m x l: 1.18m (w: 9' 3" x l: 3' 10")

Carpeted landing and stairs, with doorways leading to bedrooms and bathroom. With radiators and ceiling light fitting

Bedroom 1

w: 3.45m x l: 3.21m (w: 11' 4" x l: 10' 6")

Spacious double bedroom with fitted wardrobes and hard wood flooring. The room offers a radiator, ceiling light fitting and double glazed window overlooking the front of the property.

Bedroom 2

w: 3.65m x l: 2.23m (w: 12' x l: 7' 4")

A very spacious single bedroom, with the capability of having a three-quarter bed fitted. The room offers a radiator, ceiling light fitting and double glazed window overlooking the rear of the property.

Garden

A private and secluded rear garden, offering both a lawn area and patio area. Easily maintainable and spacious enough for a seating area. To the side is a gated access route to the front of the building,. No through access across the rear for any other properties on the street.



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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



DRAPERS BRIDGE, HOUNDSGATE, NOTTINGHAM NG3 7AE
TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
Detailed energy surveys have been made to ensure the accuracy of the Energy Performance Certificate. Measurements of all doors, windows, floors and other parts are approximate and do not necessarily reflect the actual energy performance of the property. The energy performance of the property may vary from the values shown in this certificate. The energy performance of the property may vary from the values shown in this certificate. The energy performance of the property may vary from the values shown in this certificate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	
(92-100)	A		
(81-91)	B		
(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	
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.			

Viewing by appointment only



01158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD