



**8 The Courtyard, Titchfield Terrace, Hucknall,
Nottingham, Nottinghamshire NG15 7BD**

£99,950

Tel: 0115 9680268



- Town Centre Location
- One Bedroom
- Modern & Well Presented
- 19ft Open Plan Living Kitchen
- Sold With Sitting Tenant
- Ground Floor Apartment

A wonderful investment, this well placed central town centre one bedroom ground floor apartment is a perfect property to add to your portfolio. This property is offered to the open market with the advantage of a current and longstanding respected tenant in situ that has kept the property in magnificent order which will only assist in making this a shrewd investment that is as simple as collect the keys and enjoy an instant return.

The internal accommodation comprises an entrance hall, open plan living kitchen with a stylish modern kitchen area. There is also a neutral bathroom and a lovely large double bedroom to the rear with French doors opening onto the private rear garden.

The apartment itself is positioned in a great position on the ground floor with a central communal hallway with touch button lighting and CCTV monitored externals. This apartment also benefits from the added bonus of its very own private outside space in the form of a pleasant and easily manageable low maintenance garden accessed off the bedroom.

ENTRANCE HALL

w: 3.96m x l: 1.52m (w: 13' x l: 5')

An L shaped entrance hall with laminate flooring, ceiling spotlights and alarm control panel and door entry phone and controls.

OPEN PLAN LIVING KITCHEN

w: 5.99m x l: 3.28m (w: 19' 8" x l: 10' 9")

A spacious 19ft open plan living kitchen with a spacious living area with three double glazed windows to the front elevation, two ceiling light points and wall mounted electric heaters. The kitchen area perfectly compliments the room with an easy on the eye selection of shaker style wall cupboards, base units and drawers with working surfaces over inset sink with drainer and chrome mixer tap. There is an integrated oven, four ring electric hob with concealed extractor hood over, integrated fridge/freezer and plumbing for a washing machine.

BEDROOM ONE

w: 3.28m x l: 2.82m (w: 10' 9" x l: 9' 3")

A spacious double bedroom with double glazed French doors opening onto your very own private walled garden. There is also a radiator and a ceiling light point.

BATHROOM

w: 2.29m x l: 1.7m (w: 7' 6" x l: 5' 7")

A modern bathroom with three piece suite comprising a panelled bath with chrome internally plumbed shower over, wash hand basin and a Low flush WC. There is also a wall mounted heater, ceiling light point and an extractor hood.

OUTSIDE

The property is positioned in a great position on the ground floor with a central communal hallway with touch button lighting and CCTV monitored externals. This apartment also benefits from the added bonus of its very own private outside space in the form of a pleasant and easily manageable low maintenance garden accessed off the bedroom.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

This property is a leasehold property, being sold with a current tenant in situ.

MORTGAGE ADVICE

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 advice 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 & 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 any 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.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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
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