



**4 Dallman Close, Hucknall, Nottingham,
Nottinghamshire NG15 6UL**

£122,500

Tel: 0115 9680268



- First Floor Apartment
- Open Plan Living Kitchen
- Secure Gated Parking
- Excellent Investment
- Convenient Location
- Neutral Fitted Kitchen
- Three Piece Bathroom
- Two Double Bedrooms

A fantastic secure, stylish and ultra-convenient place to live. This magnificent apartment is centrally located within walking distance to Hucknall town centre and its host of handy local amenities. The property itself is perfectly suited for young professional's looking for their first step onto the property ladder or even as a shrewd investment to add to a property portfolio as this well presented and well-loved apartment currently benefits from a sitting tenant which would offer you an instant return.

This apartment also benefits from an electric gated secure entrance with an allocated parking space.

Initially, you will find this deceptively spacious apartment situated on the first and top floor of the select block of similar apartments. The internal accommodation comprises a central entrance hall with two well proportioned double bedrooms. Separate bathroom with three piece suite and a brilliantly proportioned 21ft open plan living kitchen with a Juliette balcony and a clearly defined kitchen area with integrated appliances.

All in all, a viewing comes highly recommended as properties of this nature certainly aren't hanging around in this current market.

ENTRANCE HALL

w: 3.81m x l: 0.91m (w: 12' 6" x l: 3')

With a ceiling light point, radiator, intercom system for secured entry system and a loft hatch.

OPEN PLAN LIVING KITCHEN

w: 6.53m x l: 5.72m (w: 21' 5" x l: 18' 9")

An open plan living kitchen with two clearly defined areas suitable for both the kitchen and living space. There is an open living area with two ceiling light points, laminate flooring, two radiators, double glazed window and double glazed French doors opening onto a Juliette balcony.

The kitchen area is positioned perfectly utilising the wall space magnificently well providing an array of storage in its contemporary wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring hob with stainless steel extractor hood over. Space for a free standing, fridge/freezer and plumbing for both a washing machine and ceiling lighting.

BEDROOM ONE

w: 3.81m x l: 3.02m (w: 12' 6" x l: 9' 11")

A double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.81m x l: 2.44m (w: 12' 6" x l: 8')

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 1.85m x l: 1.6m (w: 6' 1" x l: 5' 3")

Having a three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a radiator, ceiling light point and an extractor fan.

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

The property is being sold as a leasehold property. with lease being 125 years from 30th January 2007 (111 years remaining). The Ground rent - £100 Per annum and the service charge is

£335 paid six monthly. Council tax band - A.

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		83	84
(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.

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