



**6 Loxley Close, Hucknall, Nottingham,
Nottinghamshire NG15 6RJ**

£115,000

Tel: 0115 9680268



- Spacious Apartment
- Three Piece Bathroom
- Off Road Parking
- Open Plan Living
- Two Generous Bedrooms
- Neutral Fitted Kitchen

A two bedroom well proportioned apartment that is perfectly suited for all investors looking for an instant investment.

This apartment currently has a respected sitting tenant in the property making this an attractive opportunity for anyone looking to add to their rental portfolio. But also offers the possibilities for anyone looking for a cosy yet spacious property to call their own.

This top floor apartment offers everything you could possibly need including two bedrooms, spacious living space, off road parking and the ultimate convenience of having a handy array of local amenities and excellent transport links on its doorstep.

This apartment also benefits from an off road parking space and has a secured entry access to the main building itself.

Initially, you will find this gem of an apartment situated on the first floor within a small and select block of similar modern apartments.

The internal accommodation comprises a central entrance hall with two well-proportioned bedrooms including a master with fitted wardrobes. There is a separate bathroom with a three-piece suite and an open plan living with a lounge and a clearly defined kitchen area with a neutral fitted range of units.

ENTRANCE HALL

w: 3.38m x l: 1.85m (w: 11' 1" x l: 6' 1")

With a radiator, ceiling light point and access doors into all internal rooms.

OPEN PLAN LIVING

A substantial open plan living space with two clearly designated rooms split between a living room and open plan access into the kitchen area.

LIVING AREA

w: 5.08m x l: 3.76m (w: 16' 8" x l: 12' 4")

With a radiator, ceiling light points, double glazed windows and double glazed French doors opening to a Juliette balcony.

KITCHEN AREA

w: 2.74m x l: 1.83m (w: 9' x l: 6')

A kitchen with a range of neutral wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer, four ring hob with concealed extractor hood over. Plumbing for a washing machine, space for fridge/freezer, ceiling light point and a double glazed window to the front elevation.

BEDROOM ONE

w: 3.51m x l: 3.23m (w: 11' 6" x l: 10' 7")

A large double bedroom with a fitted wardrobe with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3.4m x l: 2.06m (w: 11' 2" x l: 6' 9")

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

BATHROOM

w: 1.93m x l: 1.65m (w: 6' 4" x l: 5' 5")

With a three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point and 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

This property is being sold as a lease hold property. Ground rent is: £160 per annum / Current service charge is: £650 per annum / Length of lease is: The original lease term was 125 years

MORTGAGE ADVICE

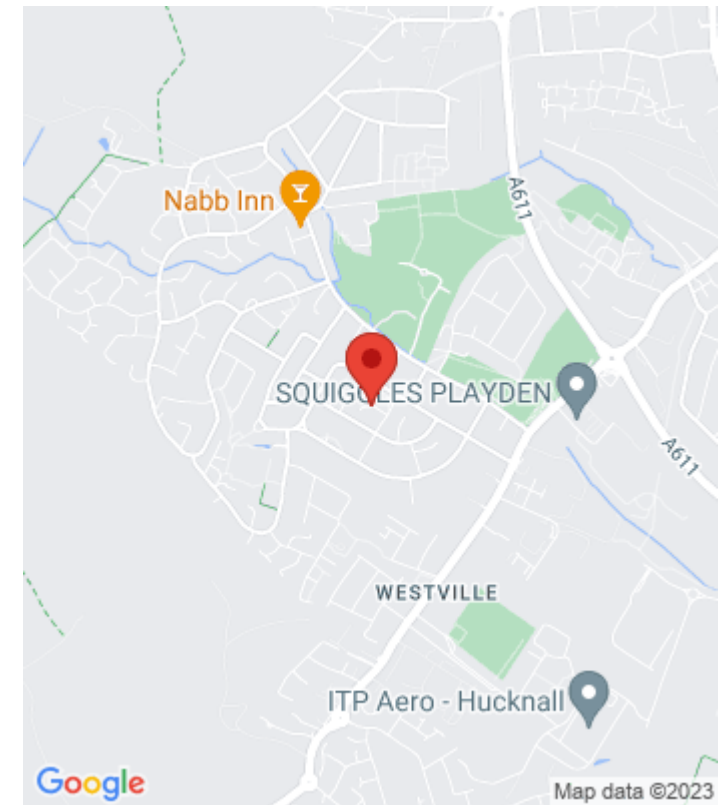
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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.







Viewing by appointment only
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