



**11 Ashgate Road, Hucknall, Nottingham,
Nottinghamshire NG15 7UT**

£130,000

Tel: 0115 9680268



- Spacious Apartment
- Close To Amenities
- Two Double Bedrooms
- 19ft Open Plan Living Kitchen
- Excellent Investment
- Ideal for Investors & FTB's

Attention Investors & First Time Buyers! This well looked after, well-presented first floor apartment is perfectly suited for any first time buyer looking for their first steps onto the property market or an investor that is looking to add an instant earner to their portfolio with a current well respected long term tenant in situ.

This apartment offers a well a balanced internal layout and offers an array of positive features including two double bedrooms, great living space, off road parking and the ultimate convenience of having a handy array of local amenities and excellent transport links on its doorstep.

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 hub with two well-proportioned bedrooms including a master with a selection of fitted wardrobes. There is a separate bathroom with modern three-piece suite, handy storage cupboard and an open plan living with a lounge and a clearly defined kitchen area with a neutral fitted range of units and two well-placed balconies offering some outside space for you to sit out and relax.

This apartment also benefits from an allocated parking space round the back of the block and also has a secured intercom entry access into the main building itself.

Finally, just offering a word on the current tenant with this being a crucial part of the investment, they have continually kept up to date with rent and kept it in good order during the whole tenancy period making this a stress free investment for all landlords to consider.

ENTRANCE HALL

w: 3.68m x l: 1.78m (w: 12' 1" x l: 5' 10")

An L shaped entrance hall with an electric radiator, ceiling light and intercom handset for keyless door entry.

OPEN PLAN LIVING KITCHEN

w: 5.89m x l: 4.98m (w: 19' 4" x l: 16' 4")

A well-planned open plan living kitchen with two clearly defined separate areas with a substantial yet cosy living area and an open plan yet separate well-proportioned kitchen area.

LIVING AREA

w: 4.04m x l: 3.96m (w: 13' 3" x l: 13')

A spacious living area with a wall mounted electric radiator, ceiling light point and double glazed French Doors opening onto a balcony.

KITCHEN AREA

w: 3.1m x l: 1.8m (w: 10' 2" x l: 5' 11")

With a range of neutral fitted wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is also plumbing for a washing machine, space for a free-standing fridge/freezer, ceiling light point and a double-glazed window to the front elevation.

BEDROOM ONE

w: 3.61m x l: 3.12m (w: 11' 10" x l: 10' 3")

A spacious double bedroom having a range of fitted wardrobes with internal hanging rails. There is also a wall mounted electric radiator, ceiling light point and double glazed French doors opening onto another balcony.

BEDROOM TWO

w: 4.04m x l: 2.64m (w: 13' 3" x l: 8' 8")

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

BATHROOM

w: 1.91m x l: 1.55m (w: 6' 3" x l: 5' 1")

A modern family bathroom with a three-piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin with chrome mixer tap and a low flush WC. There are also part tiled walls, ceiling light point, wall mounted electric heated towel rail and an extractor fan.

VIEWING INFORMATION

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

TENURE

This property is a leasehold property, currently with a tenant present in the property. Unexpired Lease is 983 years. Ground Rent £50 per year. Service Charges are £1440.90 per year.

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.

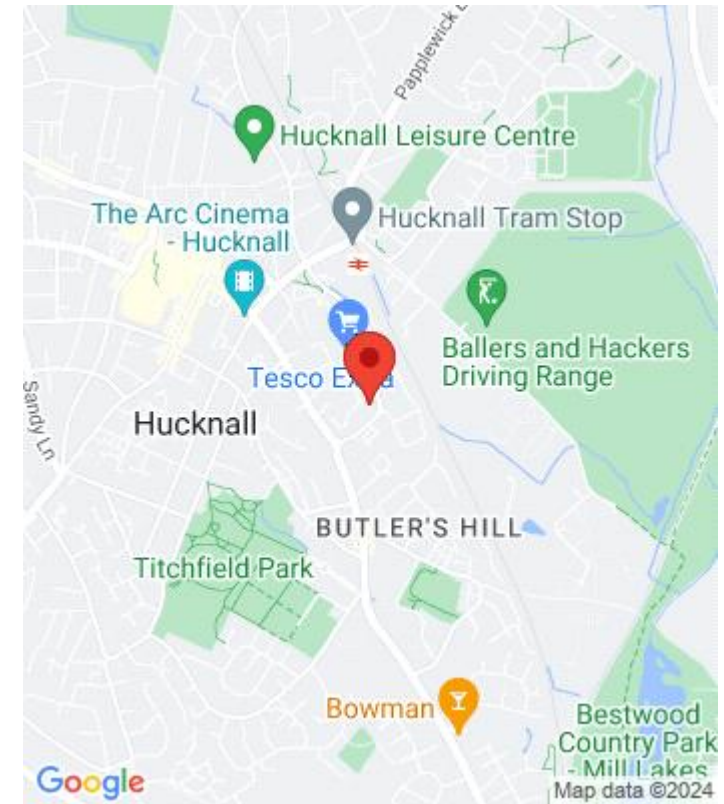
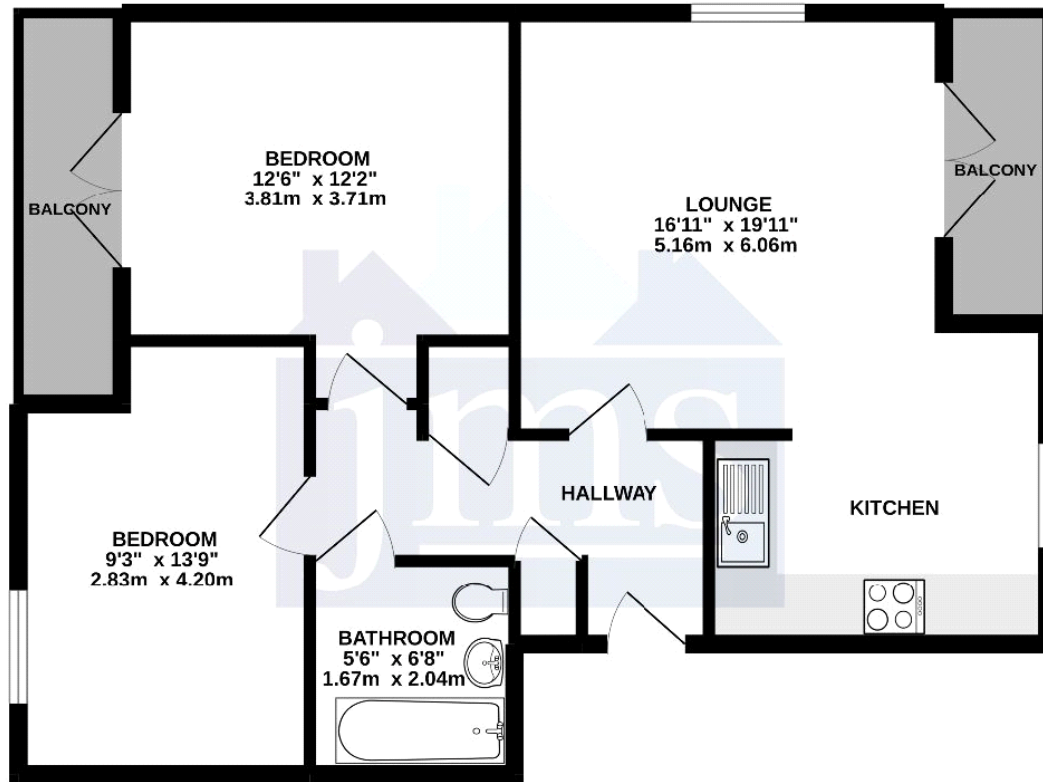
FIXTURES & FITTINGS

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.





SECOND FLOOR FLAT
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only
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