



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

£110,000

Tel: 0115 9680268



- Spacious Apartment
- Two Bedrooms
- Excellent Living Space
- Convenient Town Centre Location
- Instant Investment Return
- Sold With Sitting Tenant

A wonderful investment, this well placed central town centre two bedroom 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 a 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 two bedrooms including a lovely large double bedroom with French doors onto a balcony.

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.

ENTRANCE HALL

With a ceiling lighting and wall mounted electric radiators.

OPEN PLAN LIVING KITCHEN

A modern and open space with a spacious living area and an easy on the eye kitchen area fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, integrated oven, four ring electric hob and wall mounted extractor hood over. There is also ceiling lighting, wall mounted electric radiators and double glazed windows.

BEDROOM ONE

A spacious double bedroom with a radiator, ceiling lighting and double glazed French doors opening onto a balcony.

BEDROOM TWO

A second bedroom with a wall mounted electric radiator, ceiling light point and a double glazed window.

BATHROOM

A modern bathroom with a three piece suite comprising a panelled bath with internally plumbed wall mounted shower, wash hand basin with chrome taps and a low flush WC. There is also a heated towel radiator, ceiling lighting and an extractor fan.

TENURE

This property is a leasehold property, being sold with a current tenant in situ. The lease has 109 years remaining / Service charge - £570 paid six monthly / Ground rent - £200 Per annum / Council tax band - A.

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.

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.

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.







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