



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

£99,995

Tel: 0115 9680268



- Spacious Top Floor Apartment
- Two Bedrooms
- Viewing Highly Recommended
- Convenient Town Centre Location
- Open Plan Living Kitchen
- Sold With Sitting Tenant

An ultra convenient and centrally located top floor apartment with two bedrooms and extremely naturally light feel. JMS Sales & Lettings are pleased to offer to this spacious apartment that could be perfect for first time buyers, looking for their perfect step onto the property ladder or can be sold with the advantage of a current and longstanding respected tenant in situ so for those in the market for an affordable investment property that is ready to start bringing you an hassle free return look no further and book your viewing today.

The internal accommodation comprises an entrance hall, open plan living kitchen with a neutral fitted kitchen area. There is also a neutral bathroom and two bedrooms.

The apartment itself is positioned in a great position on the top floor with a central communal hallway with touch button lighting and CCTV monitored externals.

ENTRANCE HALL

With an electric radiator, ceiling lighting and access into all adjacent rooms.

OPEN PLAN LIVING KITCHEN

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

With three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is also ceiling light point, extractor fan and an obscure double glazed window.

TENURE

This property is a leasehold property, being sold with a current tenant in situ but is also available for vacant possession from August 2024. 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.

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.









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