



**200, Flat 1 Polperro Way, Hucknall, Nottingham,
Nottinghamshire NG15 6NQ**

£80,000

Tel: 0115 9680268



- Ground Floor Flat
- Private Car Park
- 9% Return On Investment
- Excellent Investment
- Modern Internal Finish
- Popular Location

EXCELLENT RETURN ON INVESTMENT WITH POTENTIAL 9% ROI: This one-bedroom ground floor flat is perfect for those looking to add an investment property to their portfolio that offers an excellent and impressive return. The property itself underwent a full refurbishment in 2019 alongside having brand new UPVC double glazing and has just undergone a full redecoration and professional carpet clean upon the most recent tenant leaving.

The property is located on the ground floor of a small select block of only eight flats in an ever-popular quiet residential location. The property could also be suitable for those looking for a single storey, ground floor residence which offers an easy manageable place to live with no upkeep.

The accommodation comprises an initial naturally light open plan living area with clearly defined kitchen area which is a well utilised space fitted with a range of modern units. There is also a separate bedroom and shower room with a modern three-piece suite.

As previously mentioned, the property is located on the ground floor of this small quiet residential block of flats with gardens to the front side and rear. Front & rear secure communal access and the added bonus of a private car park offering off road parking accessed off of: Suffolk Avenue.

A viewing is essential to appreciate this fantastic opportunity for those looking for an instant & effective return.

LIVING AREA

w: 5.26m x l: 2.95m (w: 17' 3" x l: 9' 8")

An open plan living area seamlessly adjoined to the modern fully fitted kitchen area. There is ceiling lighting, wall mounted electric radiators and double glazed window to the front elevation.

KITCHEN AREA

w: 2.34m x l: 1.75m (w: 7' 8" x l: 5' 9")

With a modern range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is also an oven, four ring electric hob. There is also ceiling lighting and a double glazed bay window to the front elevation.

BEDROOM ONE

w: 2.84m x l: 2.59m (w: 9' 4" x l: 8' 6")

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

SHOWER ROOM

w: 2.16m x l: 2.16m (w: 7' 1" x l: 7' 1")

A modern shower room fitted with a three piece suite comprising a shower enclosure with wall mounted electric shower, high gloss unit with inset wash hand basin with chrome mixer tap and a low flush WC with concealed cistern. There is also an electric chrome heated towel 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 Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold with vacant possession on completion.

ATTENTION: Leasehold. Yearly management fee of £410 per annum, 65 years left remaining on lease. Management fee pays for gardener and repairs, electricity for shared areas and building insurance. On completion all 8 owners of the flats become directors of the polperro way management Co also becoming an owner of the freehold.

MORTGAGE ADVICE

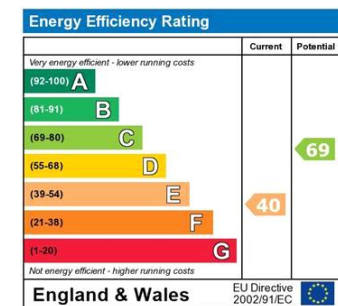
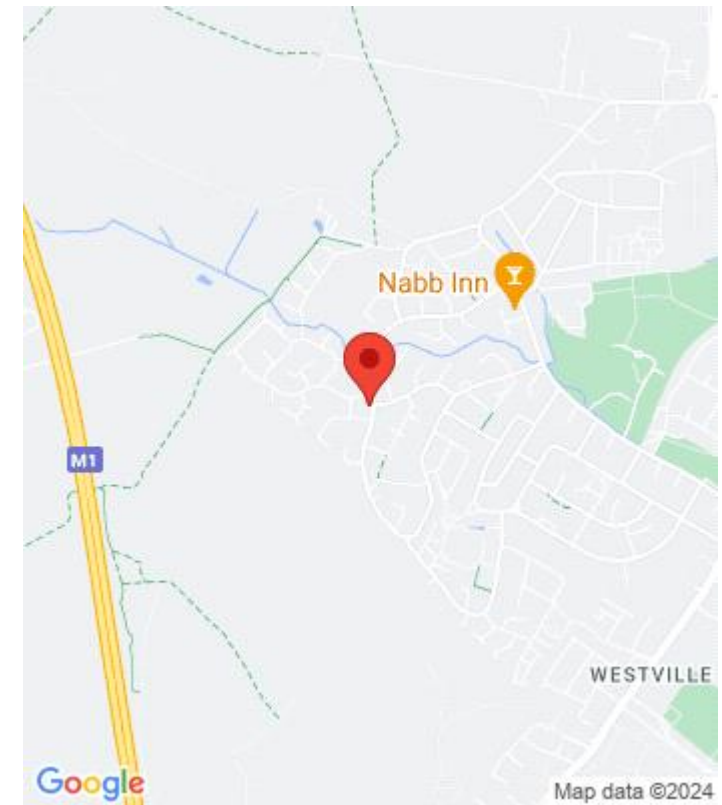
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the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







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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 JMS Sales & Lettings
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

