

**44 KESTREL GROVE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6UU**



£140,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Leasehold

- First Floor Apartment
- Two Bedrooms
- Modern Kitchen
- Bathroom and Ensuite
- Allocated Parking Space
- Close To Local Amenities
- For Sale With Tenant In Situ
Paying £600 PCM

44 KESTREL GROVE, HUCKNALL, NOTTINGHAMSHIRE

This stylish and spacious two bedroom, first floor, apartment is located on a quiet street close to local amenities in a popular area of Nottingham. The property is being sold with a tenant in situ paying £600 PCM so therefore is available to investors only.

The property has a living room, kitchen, two bedrooms (one with ensuite) and a family bathroom. Outside there is an allocated parking space.

There is a communal entrance and stairs to first floor landing. There is a telephone entry system, with entrance door into:

HALLWAY

Access to all rooms, airing cupboard, storage cupboard, telephone entrance intercom, radiator, power and ceiling light points.



LOUNGE

UPVC double glazed French doors opening to juliet balcony, telephone point, TV ariel point, radiator, power and ceiling light points.



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KITCHEN

Fitted with a range of wall and base units in a white finish with coordinating work surfaces, integrated washing machine, integrated fridge freezer, integrated oven, four ring gas hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed windows, power points and ceiling spotlights.



BEDROOM ONE

With UPVC double glazed window, built in wardrobe, ensuite, radiator, power and ceiling light points.



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EN SUITE

White suite comprising of a wash hand basin, W.C., shower cubicle, part tiled walls, UPVC double glazed window, chrome towel radiator and ceiling light point.



BEDROOM TWO

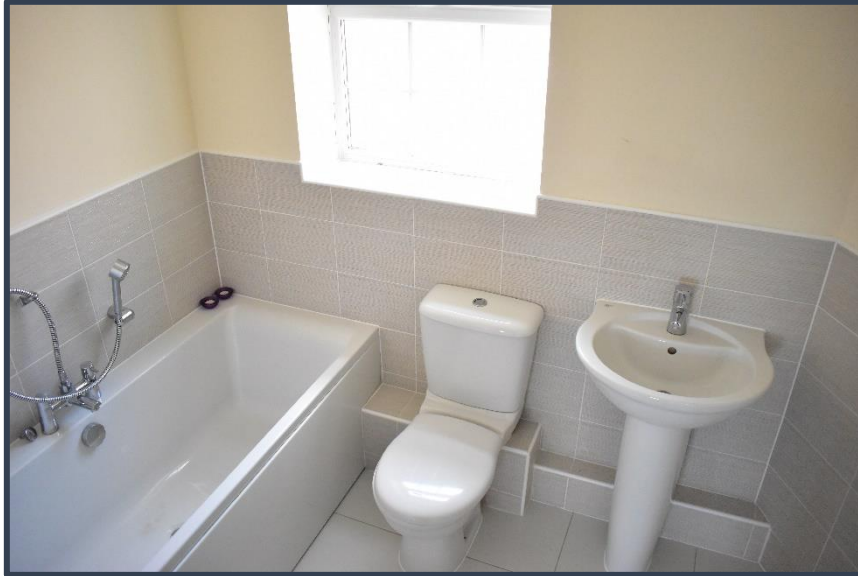
With UPVC double glazed window, radiator, power and ceiling light points.



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BATHROOM

White three piece suite comprising of a wash hand basin, W.C. and bath with shower head mixer taps, UPVC double glazed window, part wall tiling, chrome towel radiator and ceiling light points.

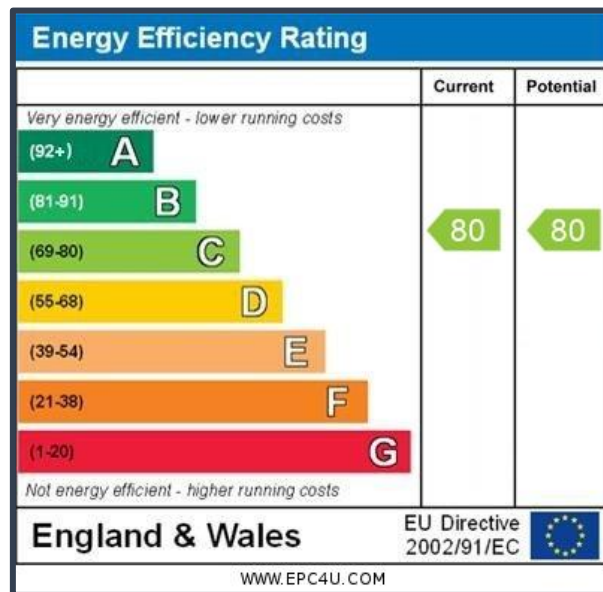


OUTSIDE

Outside the property there is an allocated parking space.

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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

Primary School – Hillside Primary and Nursery School/Holgate Primary and Nursery School

Secondary School – The National School/Holgate Academy

Stamp Duty on Asking Price: £4,200

Lease: 125 Years From 1st January 2015

Ground Rent: £125 Per Year

Service Charge: £1565.46 Per Year (£782.73 every 6 months)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.