

# For Sale

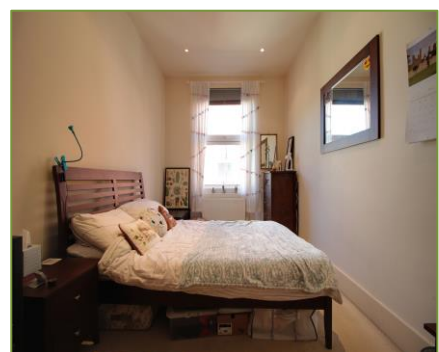


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The Ridge,  
139 Foxhall Road  
**Price:** £145,000



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## Information

**FOREST FIELDS:** A spacious two double bedroom apartment comes to market chain-free! Situated on the first floor of this fabulous Victorian period conversion, around a mile from Nottingham City Centre. The apartment features a large open-plan living space with kitchen situated just off the living room. There are two large double bedrooms, one with built-in wardrobes, one with a large en-suite shower room.

## Summary of accommodation

- Gated off Road Parking
- Short distance to Trams into Nottingham City
- Fully Fitted Kitchen with appliances
- EPC Rating C
- En-suite to Master Bedroom
- Let & Managed by Granger & Oaks
- Chain-Free!

## Description

### Entrance Hall

Entering through a solid timber door from the communal hallway, the entrance hall has wood laminate flooring, low voltage spot lighting, doors leading-off to bedrooms, lounge, and bathroom, a central heating radiator, and control panel for the intruder alarm.

### Lounge/Diner

Overlooking Foxhall Road, a generous lounge diner with laminate flooring, large uPVC double glazed windows which flood the apartment with natural light, central heating radiator, and low voltage spotlighting.

### Kitchen

Accessed through the lounge, the kitchen is well equipped and comes with appliances included; integrated dishwasher, electric oven, gas hob, freestanding fridge/freezer, washing appliance and extractor hood. Fitted with a range of wall & floor units, including a unit which houses the combi boiler. Laminate flooring and uPVC double glazed window.

### Master Bedroom

A large master bedroom has 2 x built-in wardrobes, carpeted flooring, low voltage spotlights, double glazed window overlooking The Ridge courtyard, central heating radiator. Door leading into ensuite.

### Ensuite

Modern white 3 piece bathroom suite, corner shower cubicle with mains shower, ceramic tiled floor, heated towel rail, and partially tiled walls. Frosted uPVC double glazed window. Shaver socket light.

### Bedroom 2

Overlooking The Ridge courtyard, this generous double room is carpeted, has double glazing, low voltage spots, and central heating radiator.

### Bathroom

Modern white 3 piece bathroom suite with mixer tap shower over the bath, ceramic tiled floor, heated towel rail, and stone coloured mosaic tiling. Shaver socket light.

## Outside

Apartments at The Ridge come with one off-road parking space accessed from electric gates. Set back from Gregory Boulevard, the communal grounds are planted with mature shrubs, and maintained by the management company.

## Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

## Additional Information

The property is subject to a 150 year lease starting in 2008. Annual Ground Rent is £200, service charge is £2260 per annum. This property is currently let on an Assured Shorthold Tenancy, finishing in July 2023, rented furnished at £875pcm.

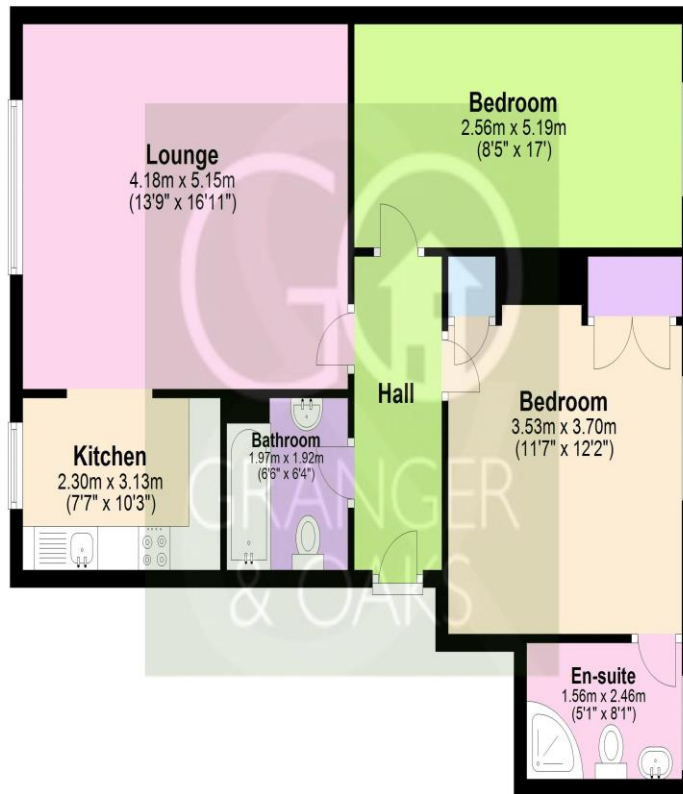
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## First Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

