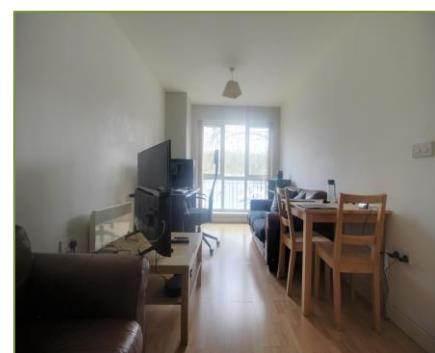


For Sale



2b-4b Hucknall Road
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The Pavilion, Russell Road

Price: £95,000



The Pavilion, Russell Road

Price: £95,000



Information

FOREST FIELDS: This modern one bedroom 2nd floor apartment comes to market chain free and includes furniture and white goods. The property has a separate entrance hall with doors leading to the bathroom, double bedroom, and open plan lounge/ kitchen area.

Summary of accommodation

- Allocated parking space
- Built in Kitchen Appliances
- EPC Rating B
- Great Access to Tram Lines
- Let & Managed by Granger & Oaks
- Walking Distance to Super Market
- 2nd floor

Description

Entrance

Entering the property from the communal landing, the hall has laminate flooring, electric heating, and doors to either side leading to the open plan lounge/kitchen, bedroom and bathroom. There is also a door leading to the cupboard which houses the hot water cylinder. Consumer unit.

Living Area

Laminate flooring. uPVC double glazed windows to the front of the building, Electric heater.

Kitchen

Fully fitted kitchen with wall & floor units with melamine work-surfaces. Integrated electric hob and oven, extractor hood, free-standing washing appliance and under counter fridge-freezer. Vinyl cushion-flooring.

Bedroom

Carpeted. uPVC double glazed window. Electric Heater.

Bathroom

Partially tiled white 3 piece bathroom suite with shower over the bath. Vinyl cushion flooring. Electric towel rail, electric shaver point above the sink, extractor fan.

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 benefits from a 979 year lease. Annual Service Charges are £920.40, and Ground Rent is £150.

Currently let out on a furnished basis at £595pcm, fixed term AST due to expire July 2023.

Council Tax : Band A (Nottingham City Council)

Tenure: Leasehold

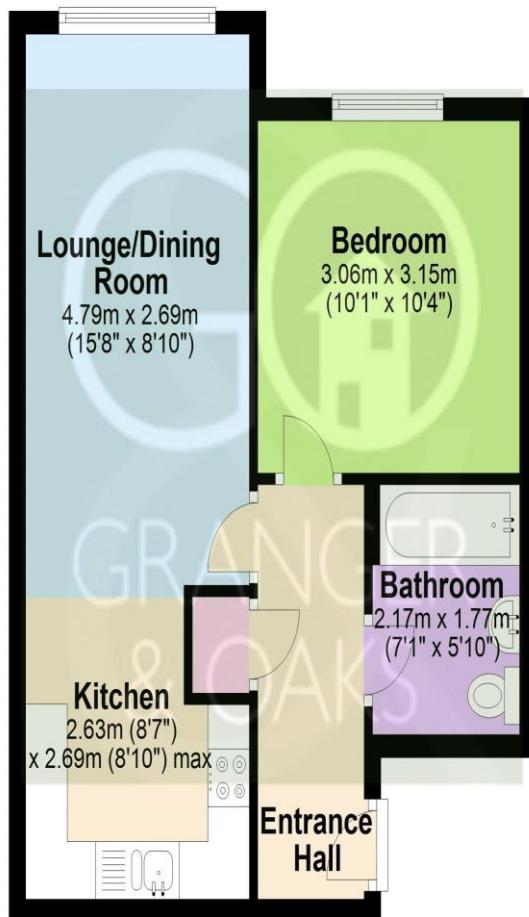
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Second Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 39.5 sq. metres (425.2 sq. feet)

