



Bodill Gardens
Hucknall Nottingham

burchell
edwards

Bodill Gardens Hucknall Nottingham NG15 7SQ

for sale
£130,000



Property Description

Situated on the second floor, the apartment is accessed via a secure communal entrance and opens into a welcoming entrance hallway.

The accommodation comprises a modern shower room, a separate fitted kitchen, and a bright, spacious lounge diner offering a comfortable living and dining space.

Both bedrooms are well-proportioned doubles, and the property is presented in good decorative order throughout, meaning it is ready to move straight into.

Further benefits include an allocated parking space, adding convenience and value.

An excellent opportunity for first time buyers or investors looking for a well-located, low-maintenance home with great transport connections.

Entrance Hallway

Kitchen

Fitted kitchen with a range of matching wall, cupboard and base units, tiled floor, pyrolytic oven, gas hob with cooker hood over, space and plumbing for washing machine, wash hand basin and drainer unit, ceiling lights and double glazed window to the front elevation.

Living Room

Bright living area with a tiled floor, storage cupboards, bio-ethanol fire with quartz accent surround, radiator and two double glazed windows to the front elevation.

Bedroom One

Double bedroom with laminate flooring, radiator and double glazed window to the rear elevation.

Bedroom Two

Another double bedroom with laminate flooring, ceiling light and double glazed window to the rear.

Shower Room

Modern, fitted shower room with a low flush w.c., wash hand basin with heated mirror over, extractor fan, heated towel rail, tiled walls, tiled floor and stand alone shower.

Outside

The property also benefits from an allocated parking space.

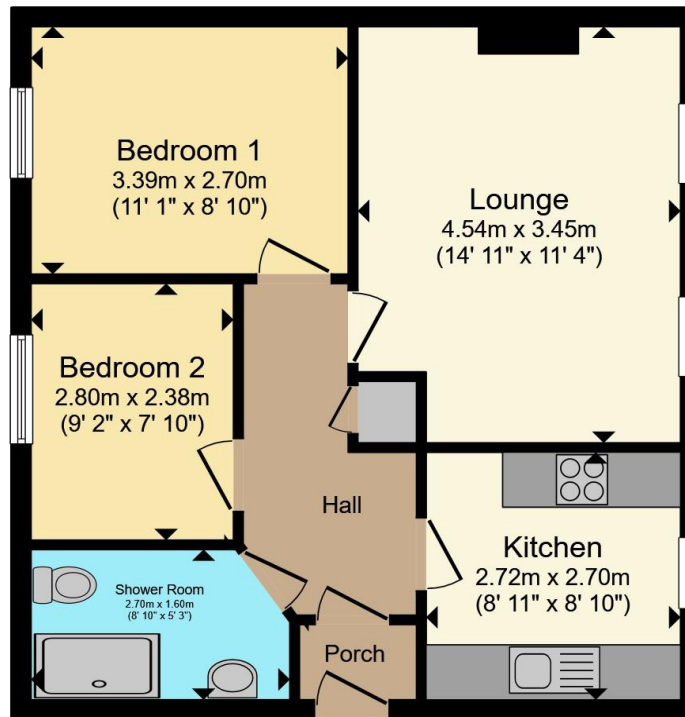
Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 50.9 m² (548 sq.ft.) approx

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To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating:
Awaited

Council Tax
Band: A

Service Charge:
1555.00

Ground Rent:
205.24

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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