



Hucknall Road,  
Carrington, Nottingham  
NG5 1FE

**£130,000 Leasehold**





**\*\* CALLING ALL INVESTORS \*\* DO NOT MISS OUT \*\***

Welcome to Teesdale Court, this two bedroom apartment which is conveniently situated close to Nottingham City Centre, this property would be perfect for an investor who wants to add to their portfolio.

Upon entry you are welcomed into the entrance hallway, living room kitchen, two double bedrooms, bathrooms, two balconys with space for seating and a juliet balcony.

The property is ideally located within walking distance of Tesco Express, alongside Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Call now to book your viewing!



### Entrance Hallway

Intercom service to the communal entrance door to Teesdale Court. Carpeted flooring. Wall mounted storage heater. Ceiling light point. Built-in storage cupboard housing the boiler. Carpeted staircase to the Landing. Internal door leading into Bathroom and Bedroom 1

### Bathroom

5'7" x 8'3" max approx (1.72m x 2.53m max approx)  
Linoleum flooring. Tiled splash backs. Heated towel rail. Extractor fan. Ceiling light point. 3 piece suite comprising of a panel bath with dual heat tap and a electric shower above, hand wash basin with hot and cold taps and a low flush WC

### Bedroom 1

10'2" x 9'11" approx (3.12m x 3.04m approx)  
Double glazed window to the rear elevation with a double glazed door giving access to the Juliet balcony. Carpeted flooring. Wall mounted storage heater. Ceiling light point

### Landing

Carpeted flooring. Ceiling lighting point. Built-in storage cupboard. Internal doors leading into Living Room Kitchen & Bedroom 2

### Living Room Kitchen

9'11" x 22'6" approx (3.04m x 6.88m approx)  
Double glazed sliding doors to the front elevation giving access to the balcony. Laminate and Linoleum flooring. Tiled splash backs. Wall mounted storage heater. Ceiling light point. Range of wall, base and drawer units with work surfaces over. Integrated electric fan oven. 4 ring electric hob over and extractor hood above. Space and plumbing for an automatic washing machine. Stainless steel double sink and drainer with dual heat tap. Ample space for dining and entertaining

### Bedroom 2

11'5" x 9'11" approx (3.49m x 3.04m approx)  
Double glazed window to the rear elevation with a double glazed door giving access to the balcony. Carpeted flooring. Wall mounted storage heater. Ceiling light point

### Council Tax

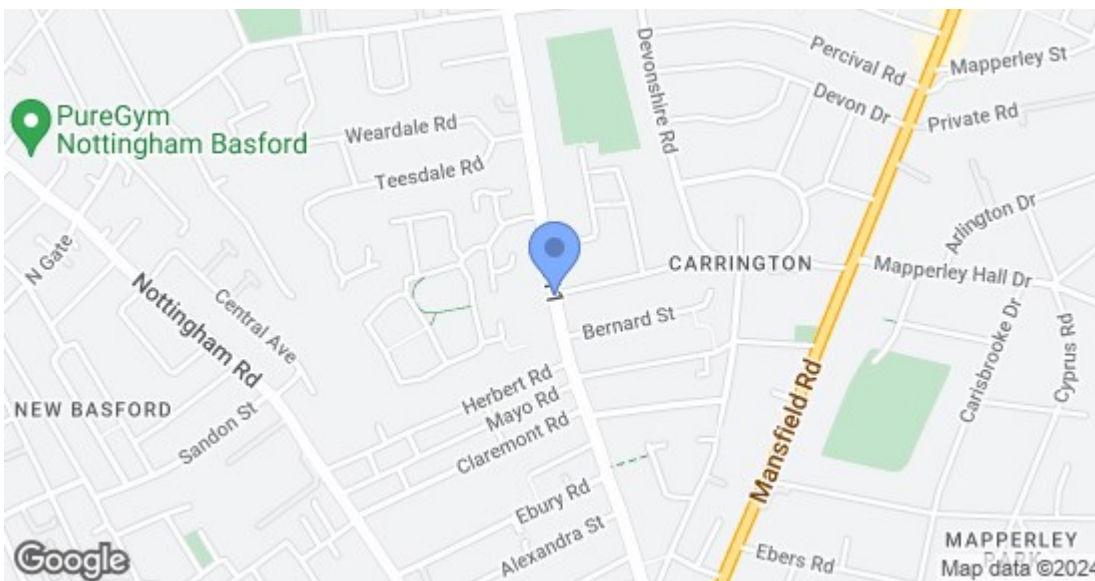
Nottingham Council Band B

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Electric Central Heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 20mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone, EE, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		
135-160	C	79	84
105-134	D		
81-104	E		
61-80	F		
41-60	G		
Not energy efficient - highest running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
192 plus	A		
161-191	B		
135-160	C		
105-134	D		
81-104	E		
61-80	F		
41-60	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.