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Sales & Lettings

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FLAT 7

THE MASTER HOSIERS HOUSE

**NO
CHAIN**

85 ALBERT STREET

HUCKNALL

NOTTINGHAM

NG15 7BJ



OFFERS IN THE REGION OF £70,000

VIEWING

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

TENURE

Leasehold – 115 years left

- Modern Second Floor Apartment
- One Bedroom Apartment within Grade II Listed Building
- Double Glazed
- Electric Heating
- Walking distance to Town Centre, Trains, Trams and Bus Routes
- Ideal Investment Opportunity – Tenant in Situ Paying £385 PCM

FLAT 7 THE MASTER HOSIERS HOUSE, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall office, turn left into the high street, taking the second Right onto Albert Street, go to the end of the road arriving at the Master Hosiers House which can be found on the left hand side and easily identified by our 'For Sale' board.

Entrance door into inner lobby leading to:-

HALLWAY

With two ceiling light points, wall mounted electric heating and power points.

Doorway leading to:-

LOUNGE

15'9" max x 8'6" With ceiling light point, window to the side, power points, TV aerial point, telephone point and wall mounted electric heater.



Doorway leading to:

KITCHEN

11'4" x 6'9" With ceiling spotlights, a range of wall and base units with work surfaces, co-ordinating tiling, single stainless-steel sink unit with chrome mixer tap, integrated washing machine, integrated fridge, illuminated extractor over a four point stainless steel hob with integrated stainless steel oven.



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Doorway leading to:-

BATHROOM

With ceiling spotlights, three piece white suite comprising panel bath with tiled surround and shower over, WC, pedestal wash hand basin and heated towel rail.



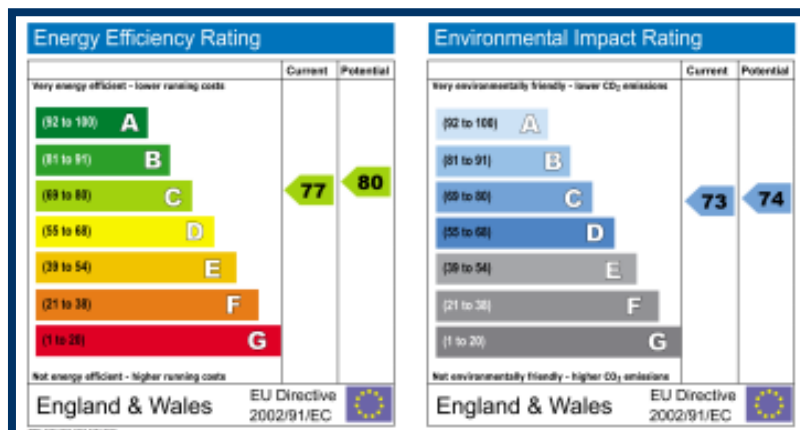
Doorway leading to:-

BEDROOM 1

12' x 12' max With double glazed window to the rear of the property, ceiling light point, power points, telephone point, TV aerial point and wall mounted electric heating.



EPC GRAPH



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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 market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers 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 suite 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 insure 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 clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.