



30 Kestrel Grove, Hucknall – NG15 6UU

Guide Price **£130,000**

DavidJames
the estate agent



30 Kestrel Grove

Hucknall, Nottingham

Stylish first-floor modern apartment offered with no chain and boasting open-plan living, 2 good-sized bedrooms plus both an en-suite and bathroom. An ideal first-time buy or investment purchase!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

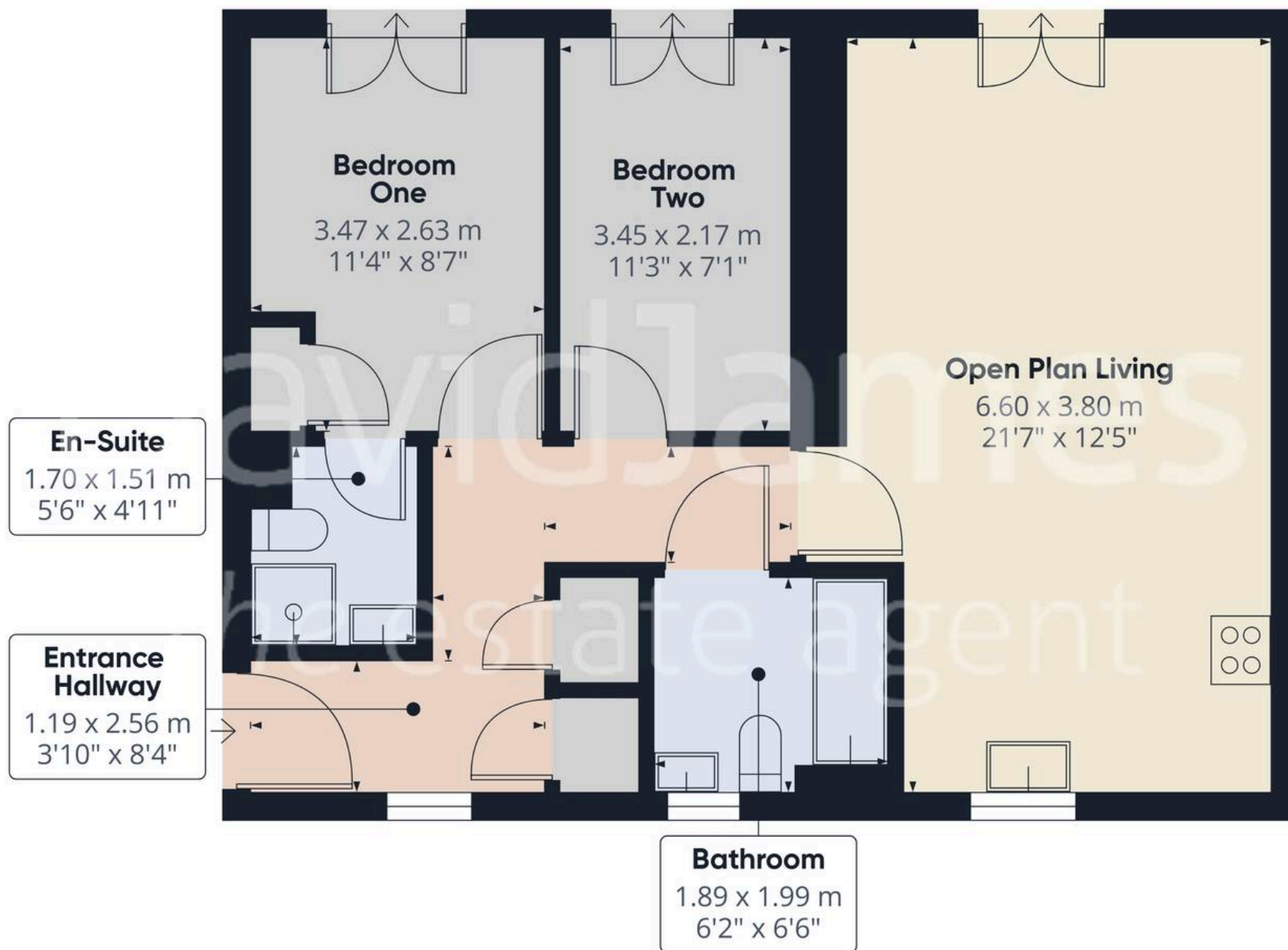
EPC Environmental Impact Rating: B

- Modern first floor apartment
- Offered to the market with no upward chain
- Within easy reach of Hucknall's nearby amenities and frequent tram services
- Beautifully-presented throughout
- An ideal first-time buy or investment purchase
- Contemporary open plan living space with a feature Juliet balcony
- Fitted kitchen with a range of integrated appliances and a breakfast bar
- Two well-proportioned bedrooms (main with en-suite shower room)
- Main bathroom with a three-piece white suite
- Allocated parking space for convenience









Approximate total area⁽¹⁾

55.9 m²
602 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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