



6 & 6a Hardwick Grove,
West Bridgford, NG2 5HL

TJ
THOMAS
JAMES

6 & 6a Hardwick Grove, West Bridgford, NG2 5HL

An investment or family purchase opportunity in the ever-popular district of West Bridgford currently comprising of two flats, 6 and 6a available with tenants in place. The property would make a fantastic family home if converted back into one dwelling which could be done with ease.

This converted period property offers two separate apartments each with two bedrooms. Benefiting from central heating, part double glazing and being well presented throughout.

Apartment 6 is a duplex apartment comprising of an entrance hall, landing with doors to the living room, bedroom, bathroom and kitchen. The second floor is accessed from the living room with stairs rising to the second bedroom.

Apartment 6a is a ground floor property with its own private side and rear courtyard areas. Having a spacious living room to the rear with an entrance hall, kitchen, bathroom and two bedrooms. There is also a cellar for storage.

Situated in the sought-after South Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including highly regarded schools, shops, restaurants, churches and the National Water Sports Centre at Holme Pierrepont. Main road routes give access to Nottingham City Centre.

Current income combined of £1405 per calendar month.

Guide Price £395,000





Directions

Hardwick Grove can be located off Radcliffe Road, West Bridgford.

ACCOMMODATION

6 Hardwick Grove

GROUND FLOOR

Entrance Door

Opening to the:-

Entrance Hall

With stairs rising to the first floor landing.

FIRST FLOOR ACCOMMODATION

Landing

With built-in double storage cupboard and doors to

Kitchen

With base and wall units, roll edge worktops, stainless steel sink with mixer tap and drainer, electric oven, 4 ring gas hob, spots to ceiling. Double glazed rear aspect window, space for washing machine and fridge/freezer. Wall mounted Ideal gas combination boiler.

Bedroom Two

With rear aspect window, radiator and ceiling light

Bathroom

With suite of WC, wash hand basin, shower cubicle with thermostatic shower, spot lights to ceiling, side aspect window, tiled floor and heated towel rail.

Living Room

With front aspect window, radiator, ceiling light, feature fireplace and door to small hall with front aspect window and stairs leading to

SECOND FLOOR ACCOMMODATION

Stairs rise in to bedroom One

Bedroom One

Having two double glazed vellum windows, electric wall heater, eaves storage spaces and built-in storage cupboard.

6a Hardwick Grove

Entrance Door

From a gate and fence enclosed patio area, entrance door opens to the:-

Entrance Hall

With wall mounted Ideal gas combination boiler. Doors to:-

Living Room

With rear aspect double glazed window and patio doors, front aspect double glazed window, radiator, spot lights to the ceiling.

Kitchen

With base and wall units with tiled splash backs, stainless steel sink and drainer, space for washing machine and fridge/freezers, spot lights to ceiling, side aspect window, electric wall heater and door to cellar storage. Opening to

Inner Hall

With thermostat for the central heating, ceiling light and doors to

Bedroom One

Front aspect bay window, radiator, ceiling light.

Bedroom Two

Rear aspect window, radiator and ceiling light.

Bathroom

White suite of WC and wash hand basin, bath with shower attachment, illuminated wall mirror, extractor and ceiling light,

OUTSIDE

Apartment 6 has a mews style frontage.

Apartment 6a has a gate to enter a patio area which extends to the side of the property to offer a rear courtyard area laid to paving with panel fencing.

Sold With Tenants In Situation

Both flats are currently let, and the property will be sold with tenants in situation

6 Hardwick Grove is let at £730pm, with tenants on a rolling contract.

6a Hardwick Grove is let at £675pcm, with tenants on a rolling contract.

For further information, please contact Thomas James Estate Agents.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

Council Tax Band

6 & 6a are both Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2022/2023 £1,458.50.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Energy Performance Certificates

The energy performance graph shown relates to 6 Hardwick Grove.

A separate Energy Performance Certificate will follow for 6a Hardwick Grove.



DISCLAIMER NOTES

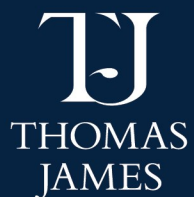
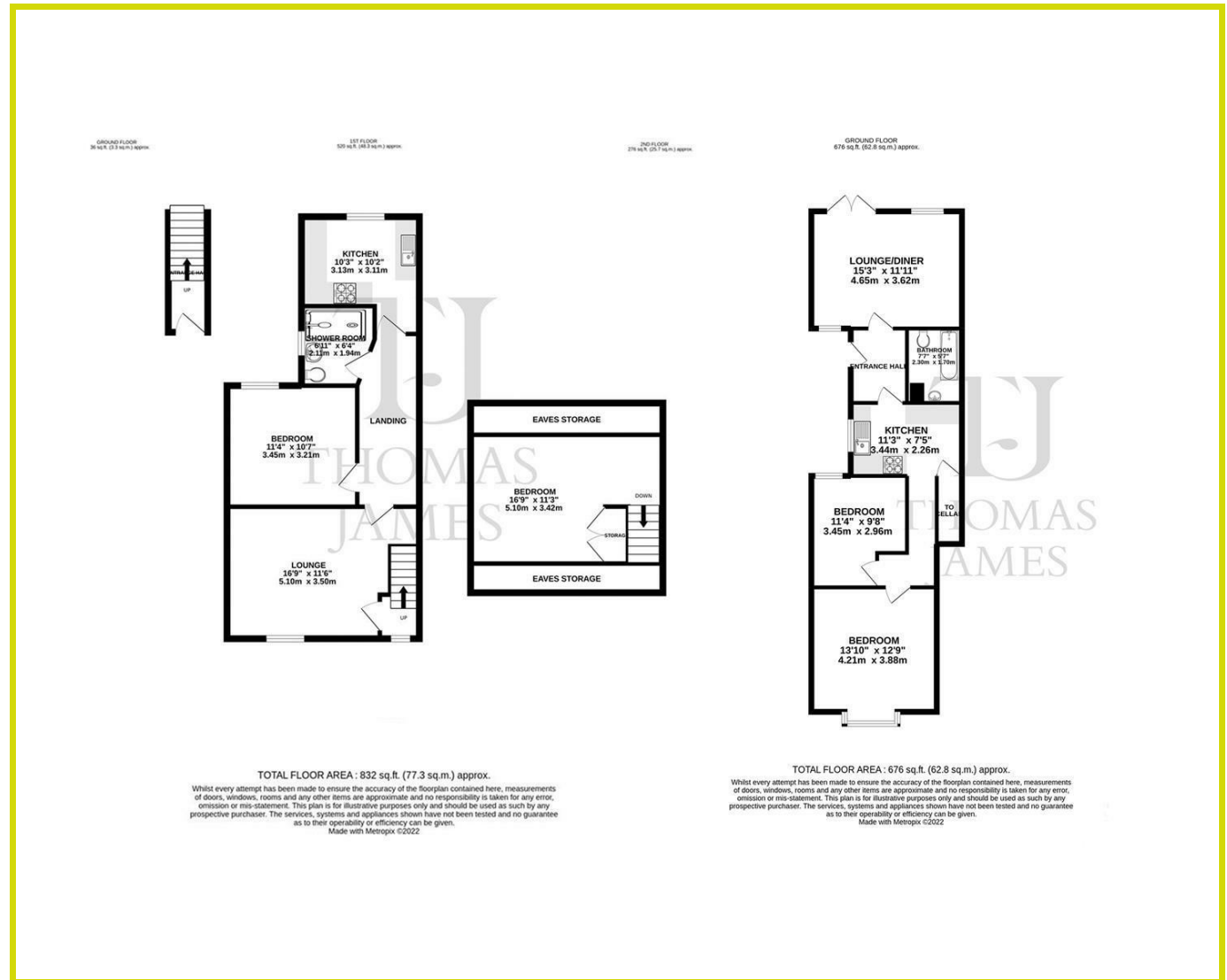
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	75
	63
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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