



33 | Becher's Court | Southwell | NG25 0FX

£525,000

FENTON JONES



Key features

- Two storey duplex apartment in the centre of town
- Panoramic views over The Burgage
- Situated on the first and second floor
- Three bedrooms including luxury master suite with dressing room and ensuite
- Roof garden with stunning views
- Garage and parking space
- High specification fixtures and fittings
- Open plan living
- Just a two minute walk to the centre of Southwell

Description

An exceptional 3 bedroom 2 storey apartment in one of the most sought after locations in Southwell. This apartment is on the first and second floor.

A contemporary apartment which is set over two floors with three bedrooms, including a fabulous master suite, a home office, a roof garden and unrivalled views of The Burgage Green from the open plan living, kitchen and dining area.

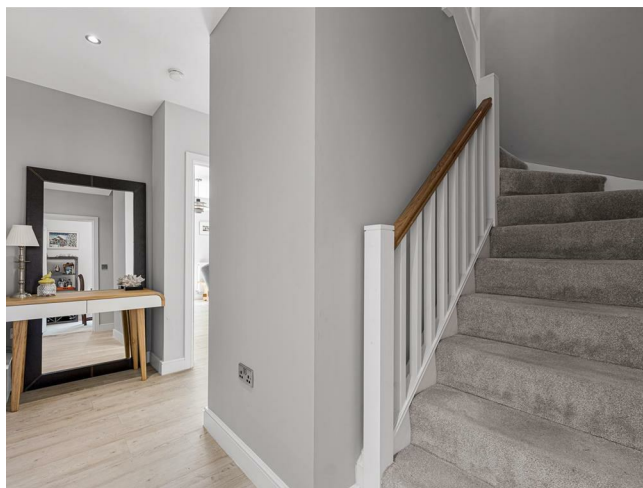
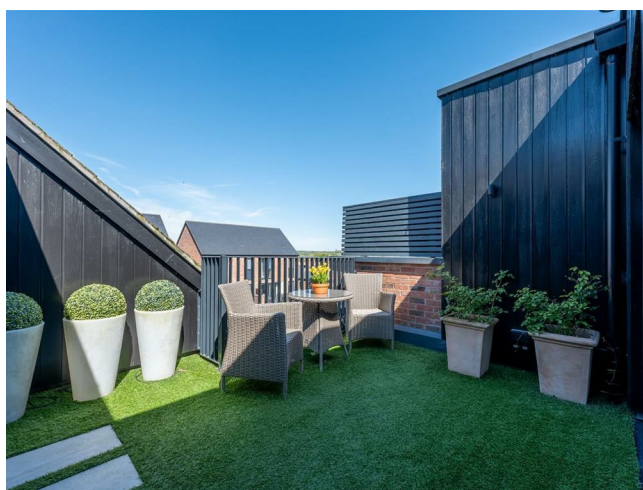
Originally the show home, this luxury property is part of the award winning Becher's Court development and is finished with high specification fixtures and fittings throughout, including a stylish kitchen and luxurious bathroom and ensuite.

Located over the first and second floors of the building this fabulous apartment offers contemporary style centre of town living with the added benefit of an upgraded home office, large converted eaves storage, utility room as well as a garage and parking space.

A spectacular apartment that is ready to be moved into and enjoyed.

Southwell is a thriving market town with a Minster and a collection of independent shops, cafes and restaurants. There are a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. There is access to many different sports and recreational facilities nearby. Southwell is surrounded by countryside so there are plenty of beautiful walks right on your doorstep including Southwell Trail which is just a stone's throw from the apartment.

Directions



Entrance

The shared entrance to the apartments is security controlled with the front door to this property located on the first floor.

Reception Hallway 3.6m x 4.7m

The front door opens into this spacious L shaped entrance hallway with doors leading off to bedroom 2 and 3, the family bathroom and the kitchen, living and dining area. To the right are the stairs which take you up to the master suite, home office and roof garden. Under the stairs there is a large storage cupboard and cloakroom.

Kitchen Dining Living Space 8.1m x 4.4m

As you walk into the open plan kitchen, dining and living space you are immediately greeted with stunning panoramic views of The Burgage through the contemporary floor to ceiling windows.

The kitchen is fitted with matt, handle free, soft close units that complement the contemporary feel of this space. There is ample cupboard space at both base and eye level including a large larder style floor to ceiling cupboard to one end and an integrated fridge and freezer to the other. This high specification kitchen is fitted with an integrated Neff double oven as well as an integrated Neff dishwasher. There is an island unit with additional storage to one side, a Neff 5 ring induction hob with modern extractor hood above and a breakfast bar to the other side of the island with enough space for 3 stools. The kitchen then flows into the dining area with plenty of space for a large table and chairs.

To the far end of the room is the living area, a gorgeous place to sit and take in the enviable views of The Burgage out of the windows on 2 sides.

Bedroom 2 3.4m x 2.9m

A double sized bedroom with a wall of fitted wardrobes and a floor to ceiling window looking out to the back of the property.

Bedroom 3 2.8m x 2.5m

Currently used as a dining room, this bedroom has a floor to ceiling window looking out to the back of the apartment.

Bathroom 1.8m x 2.4m

A fully tiled luxury family bathroom that is fitted with a bath with shower over, sink, toilet and heated towel rail.

Stairs to Second Floor







Master Bedroom 4.4m x 4m

A spectacular master bedroom suite with a wall of fitted wardrobes and floor to ceiling contemporary windows and a glazed door out onto the roof garden. There is an open doorway through to the dressing room.

Dressing Room 3.7m x 1.7m

With fitted wardrobes and shelving to one end and a seating area to the other, this is a gorgeous dressing room which opens up into the ensuite.

Ensuite 2.7m (max) x 3.5m (max)

A sumptuous hotel style ensuite with tiled floor and a generous walk in rainfall shower. The ceramic basin sink sits on top of a large vanity unit with illuminated mirror above. There is a door to the utility room and the eaves storage room.

Laundry Room 1.5m x 1.3m

With space for a washer and dryer underneath the countertop with fitted wall units and open shelving above.

Storage Room 9.3m x 1.3m

The current owner has converted the eaves space into this good sized storage room with built in shelving and units.

Roof Terrace 3.8m x 3.2m

A wonderfully private roof garden with artificial grass lawn and plenty of room for a bistro style table and chairs to sit at, soak up the sun and enjoy the views over Southwell.

Home Office 3.6m x 3.2m

Accessed from the roof garden, this home office is completely separate from the rest of the apartment, a fabulous work from home space.

Garage & Parking

There is a single garage with a parking space directly in front.

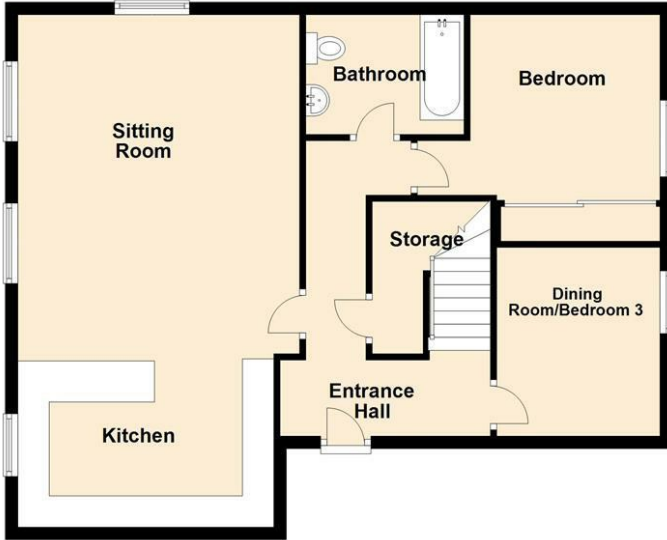
Additional Information

This property is leasehold and is offered on a 992-year lease.

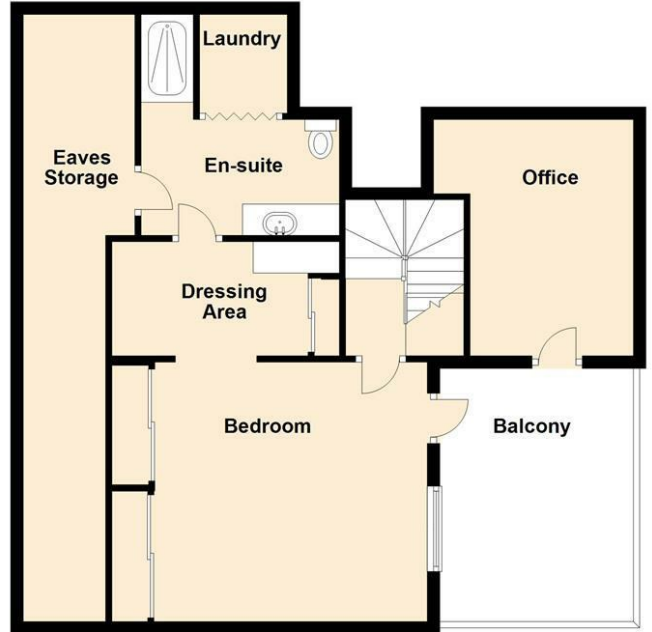
There is an annual management fee of £1423.32 which includes building insurance, cleaning and maintenance of the communal areas, gardening of communal areas and a contingency to repair the perimeter wall.

Floor plans


Floor Plan
Approx. 74.8 sq. metres (804.7 sq. feet)



First Floor
Approx. 69.1 sq. metres (744.0 sq. feet)



Total area: approx. 143.9 sq. metres (1548.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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