



28 | 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.

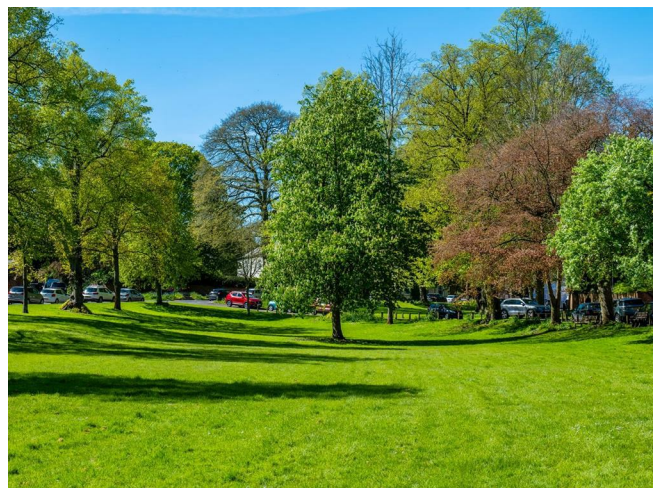
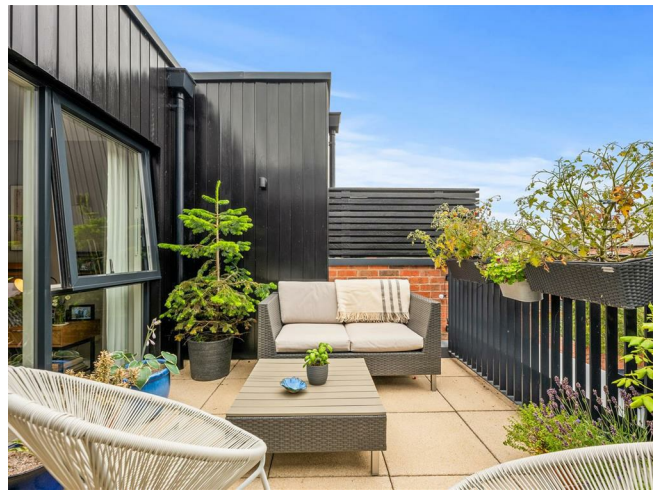
A contemporary apartment which is set over two floors with three bedrooms, including a fabulous master suite, a home office, a roof garden and unrivalled views of the Burgage green from the open plan living, kitchen and dining area.

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 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.



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 left of the front door 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 with pull out shelving as well as a second large cupboard which houses the Logic ideal combi boiler and washing machine. This high specification kitchen is fitted with an integrated Neff double oven as well as a Neff dishwasher and integrated fridge freezer. There is an island unit with additional storage to one side, a Neff 5 ring induction hob with Faber extractor hood above and a breakfast bar to the other side of the island with enough space for 3 stools.

The kitchen then transitions 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.

Bedroom 2 3.4m x 2.9m

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

Bedroom 3 2.8m x 2.5m

A double bedroom with floor to ceiling windows to the back of the property.

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 with a glazed door out to 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 dressing table to the other, this is a gorgeous dressing room which opens up into the fabulous ensuite.

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

A sumptuous hotel style ensuite with tiled floor and underfloor heating 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 an open doorway through to an area currently used for linen storage, which could serve as a utility room, and a door off to the eaves storage room.

Storage Room 9.3m x 1.3m

A fab storage space perfect for all your luggage, Christmas decs and anything else that needs to be tucked away in an accessible space.

Roof Terrace 3.8m x 3.2m

A wonderfully private roof garden with stone tiled patio flooring and space for seating; a fabulous space to sit and soak up the sun and enjoy far reaching views of Southwell, Maythorne and the countryside beyond. Door leading off the roof terrace to the separate home office.

Home Office 3.6m x 2.5m

A fabulous work from home space that leads out onto the roof garden. Currently set up as a yoga and workout space.

Garage & Parking

There is single garage with electric vehicle charger and a parking space directly in front.

Additional Information

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

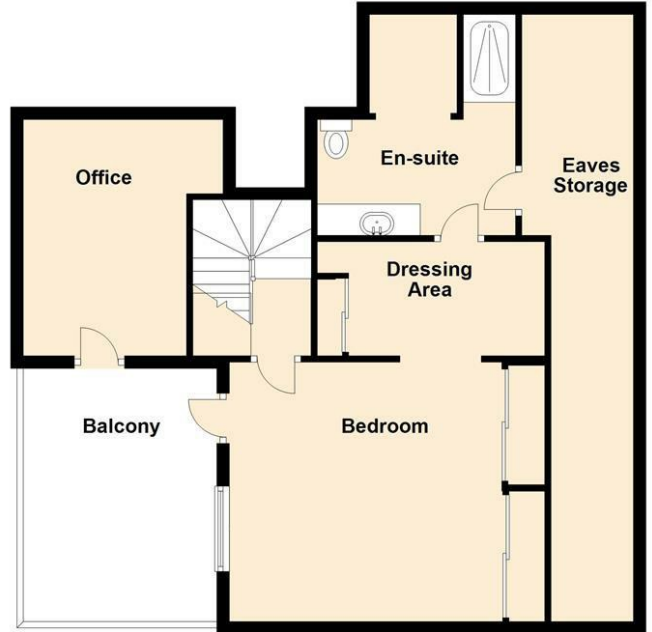
There is an annual management fee of £1423.32 (reviewed annually) which includes building insurance, cleaning and maintenance of the communal areas, gardening of communal areas and a contingency to repair the perimeter wall.

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	83	83
(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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