



18 | Greet Lily Mill , Station Road | Southwell | NG25 0GL

£165,000

FENTON JONES

## Key features

- Spacious second floor apartment in a converted mill
- Popular location within walking distance of Southwell town centre
- Two double bedrooms
- Open plan living and dining room
- Secure key pad entrance
- No upward chain
- Beautiful river views
- Gated parking

## Description

A two bedroom, second floor apartment in a historic former mill within walking distance of Southwell town centre. This spacious apartment has two double bedrooms, a bathroom and an lovely open plan sitting and dining room with archway through to the kitchen.

The building retains an abundance of period features including the charming arch shaped windows found in this home. The property sits in a gorgeous rural setting with stunning river views from the both the sitting and dining room as well as the main bedroom.

The apartment is accessed via a secure key pad operated door and has the benefit of a private entrance which is exclusively used by the three apartments in this part of the building.

The apartment has been rented out for a number of years, so this property could also appeal to someone looking for a buy to rent opportunity.

This beautiful building, steeped in local history, was converted to residential apartments in the early 1990's. With 25 apartments in total Greet Lily Mill has a thriving residential community and is just a short walk from the centre of Southwell and all that it has to offer.





### Entrance

Access to the apartment is via a private entrance to the rear of the mill, which is exclusively used by three apartments. The key pad operated door opens into a light, bright hallway with an open cast iron staircase leading up to the first and second floor.

### Hallway

14'9" x 6'10" (max)

The front door to the apartment opens into a spacious hallway with doors off to all rooms as well as a large storage room and a cloakroom cupboard.

### Sitting and Dining Room

15'8" x 16'0"

A large room with space for both a sitting and dining area. With beautiful river views and a second window to the side of the property, this room is flooded with natural light. With open archway through to the kitchen.

### Kitchen

10'9" x 5'6"

Fitted with wooden base and wall units and a laminate marble effect countertop. There is a 4 ring electric hob with integrated extractor over as well an inbuilt oven, an integrated fridge and space for a dishwasher or washing machine. With window looking out to the side of the property.











#### Bedroom 1

11'5" x 11'1"

A double bedroom with beautiful views over the River Greet through the arch shaped window. With carpeted floors and a large inbuilt wardrobe.

#### Bedroom 2

8'2" x 9'6"

A double bedroom with window out to the rear of the property.

#### Bathroom

5'10" x 7'2"

Fitted with a bath with shower over, toilet and sink. With laminate flooring and partly tiled walls.

#### Storage room

8'10" x 2'3"

A handy storage space. The water tank and fuse box are housed to the end of this room.

#### Further information

Secure gated parking to the rear of the property.

This property is leasehold and is offered on a 999 year lease, running from May 1995.

The annual management charge, including ground rent, is £2400.

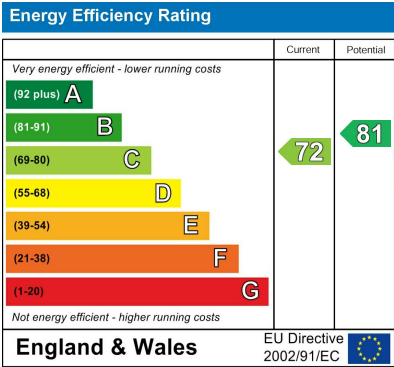
The property has recently been rented out at approx £800 pcm. Airbnb rentals are not allowed per the leasehold.

Floor Plan

Approx. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 sq. feet)



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