



21 Greet Lily Mill, Station Road

Southwell, NG25 0GL



[Book a Viewing](#)

£130,000

No Onward Chain – A Well-presented third floor apartment in this converted former flour mill which is an ideal first time purchase or investment property, the communal entrance offers a lift and stairs to the third floor landing and allows access to the apartment. Accommodation includes entrance hall, lounge/dining room, kitchen and bedroom with shower room off. Communal parking is provided behind a barrier entrance. Viewing is highly recommended.



SERVICES

Mains electricity, water and drainage. Electric Storage Heating.

EPC RATING – E

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LEASEHOLD INFORMATION

Length of Lease - 999 years from March 1990

Years Remaining on Lease - 964 years

Annual Service Charge Amount - £2,400.00 (including the Ground Rent)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



ACCOMMODATION

The ground floor main reception area with a lift gives access to this third floor apartment.

ENTRANCE HALL

With hardwood entrance door, cupboard housing the hot water storage tank and a door to the open plan lounge/dining room.

LOUNGE/DINING ROOM

11' 11" x 14' 10" (3.63m x 4.52m) With double glazed window to the front elevation, vaulted beamed ceiling, entry phone system, electric storage heater and open plan to the kitchen.



KITCHEN

5' 9" x 8' 11" (1.75m x 2.72m) With a range of wall and floor mounted units with roll top work surfaces, splash tiled surround, inset stainless single drainer sink unit, electric oven, electric hob with extractor over, space for fridge freezer, plumbing for washing machine and tiled floor.

BEDROOM

8' 4" x 9' 5" (2.54m x 2.87m) With double glazed window to the front elevation, electric storage heater, large recessed wardrobe with shelving and door to the shower room.

SHOWER ROOM

7' 11" x 4' 9" (2.41m x 1.45m) With double shower cubicle with shower, fully tiled surround, low level WC, wash hand basin with vanity storage, tiled flooring, splash tiled surround and a Velux window.



OUTSIDE

With electric gated parking to rear.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

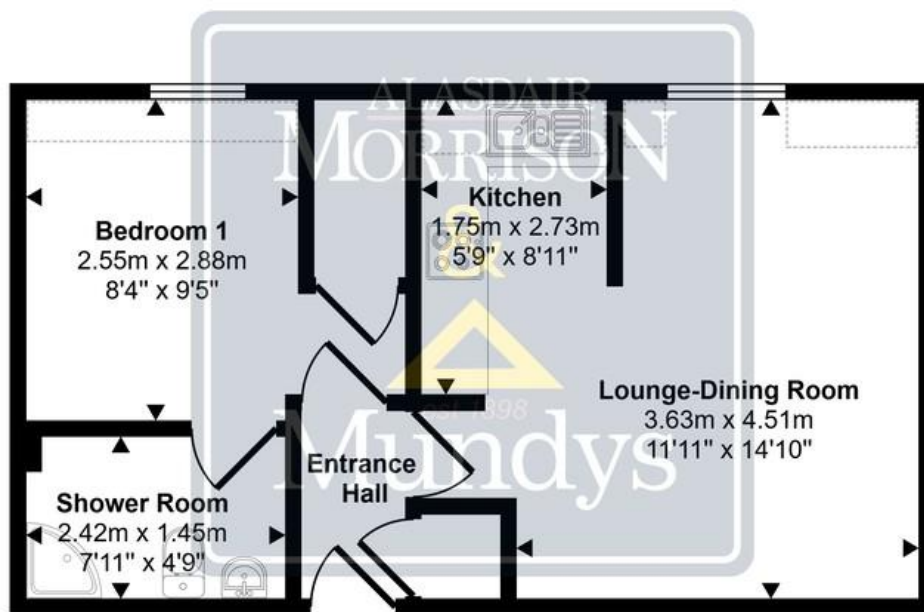
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Approx Gross Internal Area
37 sq m / 396 sq ft



Wardrobe

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.