

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

AND PARTNERS

Putting you and your property first

FROM AN INDEPENDENT
LOCAL AGENT



12 Abbey Mews
Southwell, NG25 0EX

No Onward Chain £190,000



12 Abbey Mews

Southwell, NG25 0EX

****NO CHAIN****Exceptionally well-maintained ground floor apartment conveniently located close to local facilities and amenities in Southwell Town Centre. Offered with no upward chain. The accommodation includes entrance hall, open plan lounge/dining kitchen, two bedrooms and bathroom. Outside communal seating area, allocated parking and offered for sale with no upward chain.

Exceptionally well maintained ground floor apartment conveniently located close to local facilities and amenities in Southwell Town Centre. Offered with no upward chain. The accommodation includes entrance hall, open plan lounge/dining kitchen, two bedrooms and bathroom. Outside communal seating area and allocated parking.

SOUTHWELL

Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School, a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate for ease of access into London in approximately 80 minutes.

HALL

10'10" x 5'7" (3.30 x 1.70)

Entry phone, downlights, coved ceiling, radiator





LOUNGE/DINING KITCHEN

18'5" x 15'2" (5.61 x 4.62)

Range of wall and base units, granite work surfaces, single bowl sink unit, oven/grill, electric hob with extractor hood over, integrated fridge/freezer, integrated washing machine and dishwasher, wood flooring to kitchen, two radiators, two wall lights, two double glazed windows to the front

BEDROOM ONE

11'1" x 10'1" (3.38 x 3.07)

Double wardrobe, telephone, double glazed window to the rear

BEDROOM TWO

11'1" x 7'0" (3.38 x 2.13)

Wood flooring, airing cupboard, radiator, double glazed window to the rear

BATHROOM

7'7" x 5'7" (2.31 x 1.70)

White suite comprising corner shower, wash hand basin with vanity storage and low flush wc in vanity unit, vanity mirror, tiled walls, downlights

OUTSIDE

The Apartment benefits from allocated parking which is just to the rear of the flat and a communal seating area.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY
Council Tax Band B

SERVICES

All mains services with the exception of gas are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

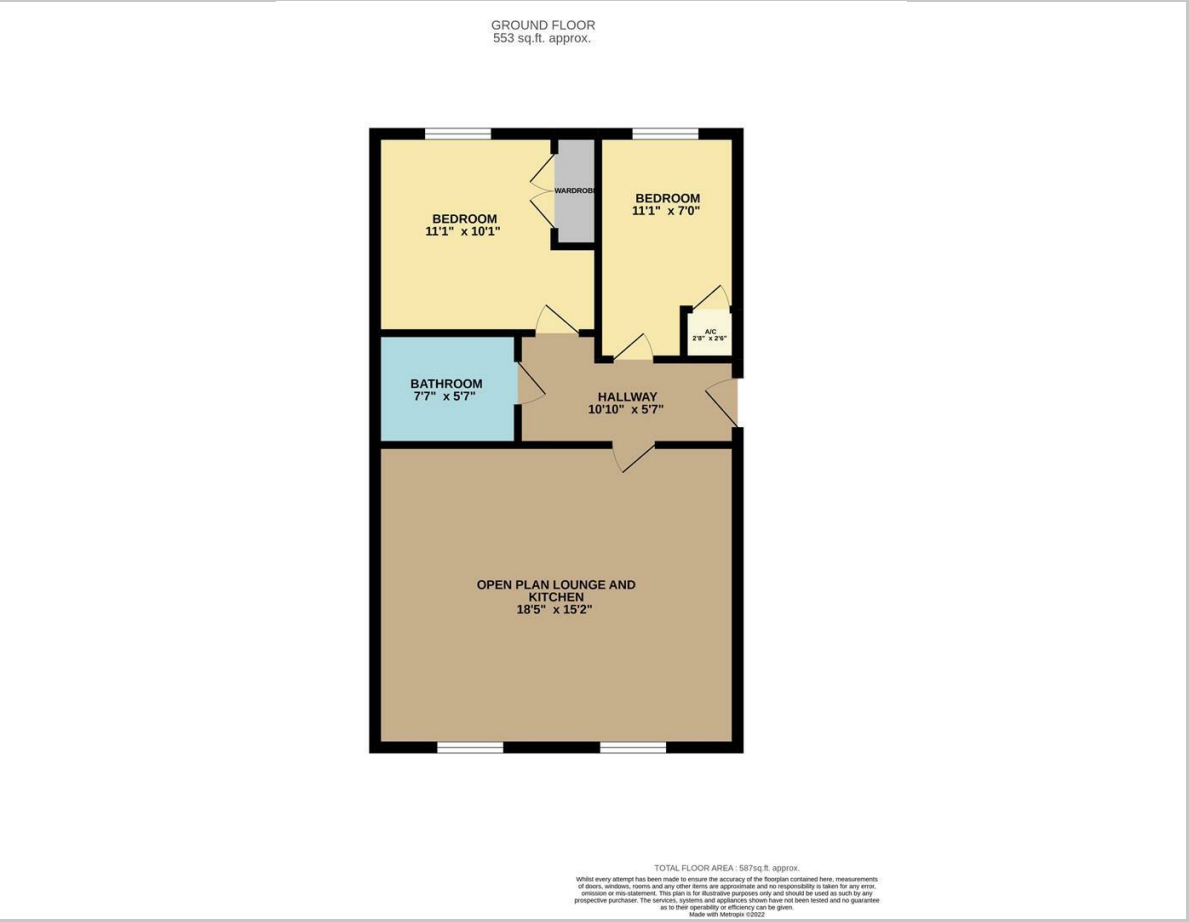
TENURE

Leasehold with vacant possession. 999 years from 2005 service charge £80pcm

VIEWING INFORMATION

By appointment with the agents office.

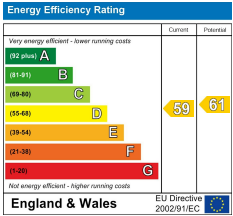
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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