



4 Greet Lily Mill Station Road, Southwell,
NG25 0GL

£185,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Top Floor Apartment
- No Upward Chain
- Fantastic Open Plan Living
- 2 Double Bedrooms
- Gated Parking
- Approx' 1000 Square Feet
- Well Appointed Throughout
- Kitchen with Island Unit
- Bathroom Plus En-suite
- Lift Access

1 of only 4 apartments accessed from a communal hallway and with lift access to all floors, this superbly positioned apartment is well-appointed throughout and includes a fantastic open plan kitchen, living and dining space with feature king post trusses and an integrated kitchen with large island unit.

This spacious top floor apartment offers an excellent level of accommodation extending to approximately 1000 square feet and is offered for sale with the advantage of 'no chain'.

In addition to the fantastic open plan living space there are 2 double bedrooms and a bathroom plus en suite shower room whilst outside, gated parking is provided for residents. Must view!

ACCOMMODATION

A door and staircase leads to the hallway.

HALLWAY

With laminate flooring, 2 UPVC double glazed windows, electricity consumer unit and meter, spotlights in the ceiling and an airing cupboard housing the foam insulated hot water cylinder.

KITCHEN & LIVING SPACE

A spacious and well proportioned living, dining and kitchen area with exposed king post trust beams, 4 UPVC double glazed windows overlooking the surrounding area plus laminate flooring.

The kitchen area is fitted with a range of cream fronted base and wall cabinets in high gloss finish with roll edge worktops and tiled splashbacks. an inset stainless steel sink with mixer tap and drainer to the side, integrated Kenwood dishwasher, double oven, 4 zone electric hob with extractor hood over. There is an island unit providing breakfast bar seating and also having an undercounter integrated fridge.

BEDROOM ONE

A double bedroom with wall mounted electric heater, 2 UPVC double glazed windows, vaulted ceiling with exposed King trusses and a door into the en suite shower room.

EN-SUITE SHOWER ROOM

Housing a half pedestal wash basin with mixer tap and tiled splashbacks, concealed cistern toilet and shower cubicle with glazed door, splashback and electric shower.

BEDROOM TWO

A double bedroom with vaulted ceiling and mezzanine storage area above, wall mounted electric heater and a UPVC double glazed window.

BATHROOM

Fitted in white with an eco-flush toilet, pedestal wash basin with mixer tap and tiled splashback with glazed shower screen and electric shower. Tiled flooring, tiling to walls, chrome towel radiator, spotlights to the ceiling and a UPVC double glazed obscured window.

COUNCIL TAX BAND

The property is registered as council tax band B

LEASEHOLD DETAILS

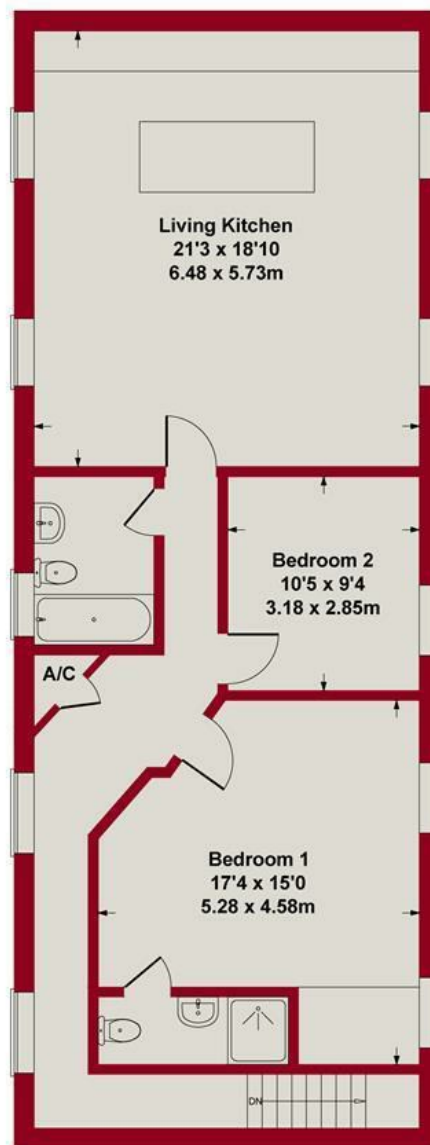
The is property is offered on a leasehold basis, the Term being 999 years from March 1990.

The seller has advised of a monthly service charge and ground rent of approximately £195 combined, running from January 2024- December 2025.





Approximate Gross Internal Area
1012 sq ft - 94 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

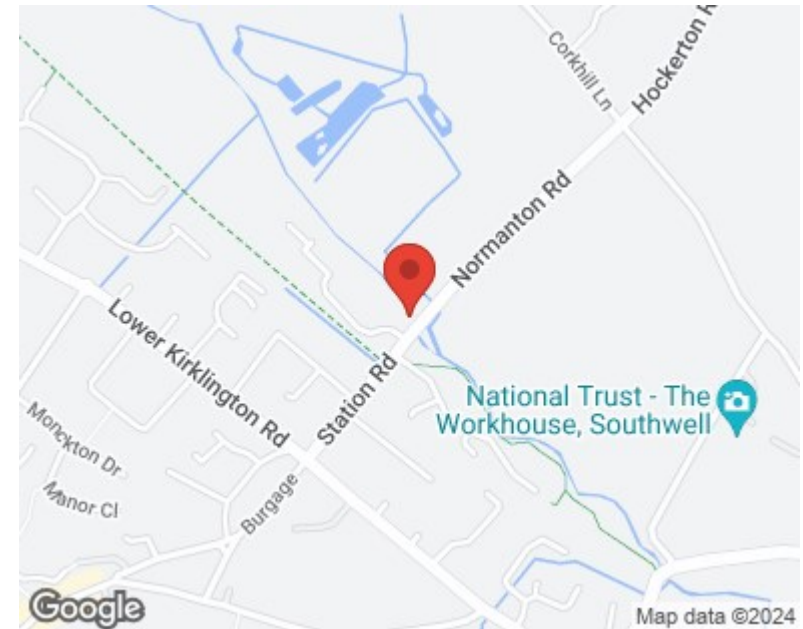
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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