



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

£169,950

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Delightful Ground Floor Apartment
- Well Appointed Throughout
- Modern Re-Fitted Kitchen
- Modern Bathroom
- Popular, Convenient Location
- No Chain
- Superb Open Plan Living
- 2 Bedrooms
- Communal Parking
- Must View

An attractive apartment, forming part of this handsome period conversion and conveniently located on Station Road in the picturesque town of Southwell. This delightful property boasts a ground floor location, making it easily accessible and convenient for all.

A welcoming entrance hall leads into the spacious open plan living area, perfect for entertaining guests or simply relaxing in style. The contemporary style fitted kitchen adds a touch of modern elegance to the space, making it both functional and aesthetically pleasing.

With 2 bedrooms and a well-appointed bathroom, this superb apartment offers a comfortable and practical living arrangement with a warm and inviting atmosphere.

The property is offered for sale with the advantage of 'no onward chain', providing a hassle-free buying experience for the new owner.

Don't miss out on the chance to own a piece of Southwell's history in this fantastic apartment. Book a viewing today and envision the possibilities that this lovely apartment has to offer.

ACCOMMODATION

A panelled entrance door from the ground floor communal entrance leads into an entrance hall.

ENTRANCE HALL

With limed engineered wood flooring, a Dimplex storage heater, coved ceiling and spotlights. There is an airing cupboard housing the hot water cylinder.

OPEN PLAN DINING/LOUNGE/KITCHEN

A superb open plan space with limed engineered wood flooring throughout, three windows (two secondary glazed), a Dimplex storage heater, coved ceiling, spotlights and wall lights.

The kitchen area is superbly fitted with a range of contemporary style cream fronted high gloss base and wall cabinets with linear edge worktops, upstands and extending to a peninsular style breakfast bar unit. The kitchen is fitted with a Zanussi electric oven, four zone electric hob and chimney extractor hood over and there is space for further appliances including plumbing for a washing machine. There is a ceramic one and a half bowl single drainer sink with mixer tap and plenty of cupboards and drawers for storage.

BEDROOM ONE

A good sized double bedroom with spotlights and coving to the ceiling, a single glazed timber framed window and an electric panel radiator. There is a run of wall to wall built-in wardrobes providing excellent storage.

BEDROOM TWO

With spotlights and coving to the ceiling, a secondary glazed window and a useful double wardrobe.

BATHROOM

Refitted by the current owners with a modern suite including an 'L' shaped shower bath with glazed shower screen, central mixer tap with handheld spray hose plus a wall mounted Mira electric shower. There is a vanity style unit housing a wash basin with mixer tap and cupboards below plus a concealed cistern toilet. Tiling to the floor and to the walls, a chrome towel radiator, extractor fan and spotlights to the ceiling.

LEASEHOLD DETAILS

The 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.

COUNCIL TAX

The property is registered as council tax band .B

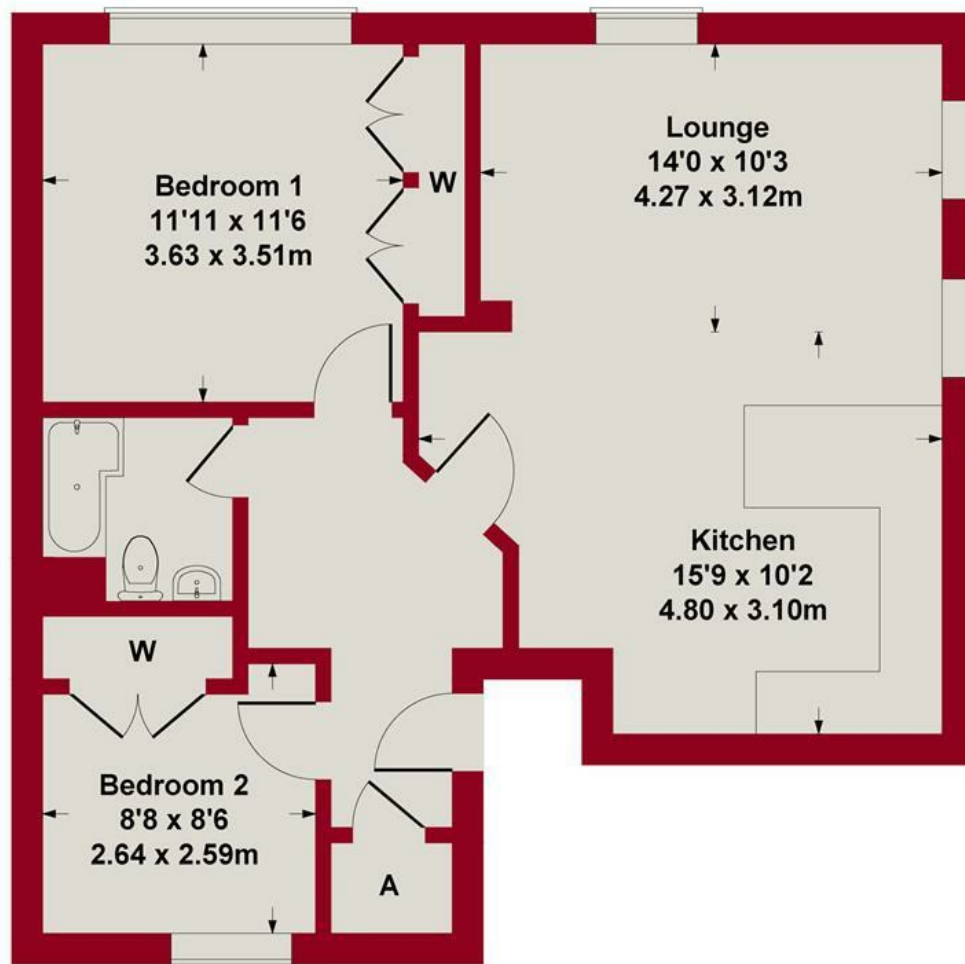
VIEWINGS

By appointment with Richard Watkinson & Partners.






Approximate Gross Internal Area
711 sq ft - 66 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. 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	66
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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