



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

£135,000
Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Third Floor Apartment
- Attractive Conversion
- Lounge/Diner with Views
- Double Bedroom with Wardrobes
- Communal Parking
- Lift Access
- No Chain
- Fitted Kitchen
- Bathroom
- Convenient Location

An attractive apartment forming part of this handsome period conversion and conveniently located on Station Road in the picturesque town of Southwell.

This third floor apartment has lovely views over the surrounding area, is chain free, and offers well-proportioned accommodation comprising: an entrance hall with storage, a dual aspect lounge/diner, fitted kitchen, a double bedroom with built-in wardrobe and a bathroom.

Communal parking is provided behind a barrier entrance and a lift provides access to floors. Viewing is highly recommended.

ACCOMMODATION

A panel entrance door on the third floor of the building leads into the entrance hall.

ENTRANCE HALL

A Dimplex electric storage heater, coved ceiling and an airing cupboard housing the Megaflo hot water cylinder with slatted shelving over.

LOUNGE DINER

A spacious dual aspect reception room with coved ceiling and dado rail, two Dimplex electric storage heaters and multi-paned windows with far-reaching views over the surrounding area. An archway leads into the kitchen.

KITCHEN

Fitted with a range of solid pine fronted base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset composite sink with mixer tap, a four zone electric hob and concealed extractor hood over, integrated refrigerator and a recess plus plumbing for a washing machine. Coved ceiling and window with countryside views. The built-in oven is not currently in working order.

DOUBLE BEDROOM

A good sized double bedroom with a useful built-in double wardrobe and window with countryside views.

BATHROOM

A three piece bathroom suite with a pedestal wash basin with hot and cold taps and tiled splashbacks, a close coupled toilet and a panel sided bath with mixer shower attachment. Tiling for splashback and tiled floor, coving, extractor fan and a wall mounted electric fan heater.

PARKING

Communal parking is provided.

COUNCIL TAX

The property is registered as council tax band A.

VIEWINGS

By appointment with Richard Watkinson & Partners.

LEASEHOLD DETAILS

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

There is a monthly service charge and ground rent of approximately £200 combined for 2025

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>





Approximate Gross Internal Area
578 sq ft - 54 sq m



Kitchen
9'8 x 8'5
2.95 x 2.57m

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.

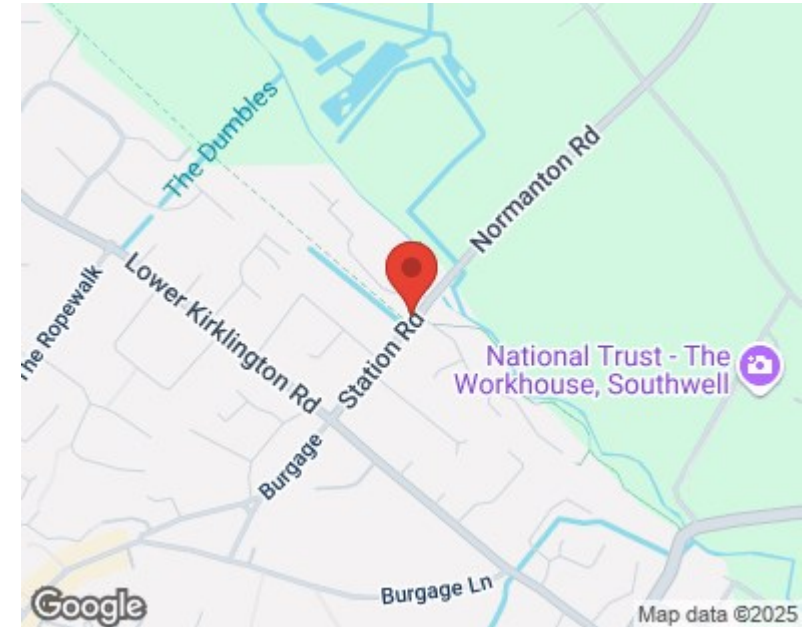
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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