



(Plot 14), 18 The Rise Halloughton Road,
Southwell, Nottinghamshire, NG25 0RZ

£170,000

Tel: 01636 816200

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

- Individual Ground Floor Apartment
- Open Plan Living
- 2 Bedrooms
- Allocated Parking
- Only 6 Individual Apartments
- Approx 620 ft2
- Kitchen with Appliances
- 3 Piece Bathroom
- 999 Year Lease
- No Stamp Duty

A superb ground floor apartment, 1 of only 6 individual apartments on this bespoke development and offering approximately 620 square feet of accommodation in total.

The apartment has a private front door and includes a spacious entrance hall with storage, a fantastic open plan living and kitchen area including a shaker style fitted kitchen complete with a comprehensive range of appliances. There are 2 bedrooms and a 3 piece bathroom in white plus allocated parking. Viewing is highly recommended!

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

With central heating radiator, a useful built-in storage cupboard with shelving and housing the consumer unit.

OPEN PLAN LIVING KITCHEN

An open plan space with laminate flooring throughout, two central heating radiators, 2 UPVC double glazed windows, 2 television points, a telephone point and the BT Openreach terminal. Google Nest smart thermostat and downlights to the kitchen area.

The kitchen area is fitted with a range of cream fronted shaker style base and wall cabinets with worktops and matching upstands, an inset single drainer stainless steel sink with Swan neck mixer tap and comprehensive range of integrated appliances including a Lamona slimline dishwasher, AEG electric oven with bevelled edge 4 zone electric hob, brushed steel splashback and chimney extractor hood over. There is an integrated fridge freezer by Lamona, an integrated washer/dryer, the Ideal Logic central heating boiler concealed within one of the units and a wall mounted extractor fan.

BEDROOM ONE

A double bedroom with telephone point, television aerial point, UPVC double glazed window and a central heating radiator.

BEDROOM TWO

A single bedroom with central heating radiator, television aerial point and a UPVC double glazed window.

BATHROOM

Fitted with a three-piece suite including an eco-flush toilet, a half pedestal wash basin with

mixer tap and a bath with glazed shower screen and mains fed shower tap. Chrome towel radiator, wall tiles, electric shaver point, spotlights and extractor fan to the ceiling plus a UPVC double glazed obscured window.

ALLOCATED PARKING

The property features one allocated parking space within the courtyard style setting of the apartment block.

FURTHER INFORMATION

The apartments are offered on a 999 year lease with zero ground rent payable. The initial service charge for this apartment is £687.12+VAT per annum.

An initial estate management fee of £275+VAT per annum is applicable (Management Fee Period 2020-21) and the property is located on a private/unadopted road.

'Purchasers Legal Fees Paid' - Buyer to use sellers nominated solicitors

'Zero Stamp Duty Payable' - Higher rate surcharge is still applicable for additional properties

SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

COUNCIL TAX BAND

The property is currently registered as council tax band B

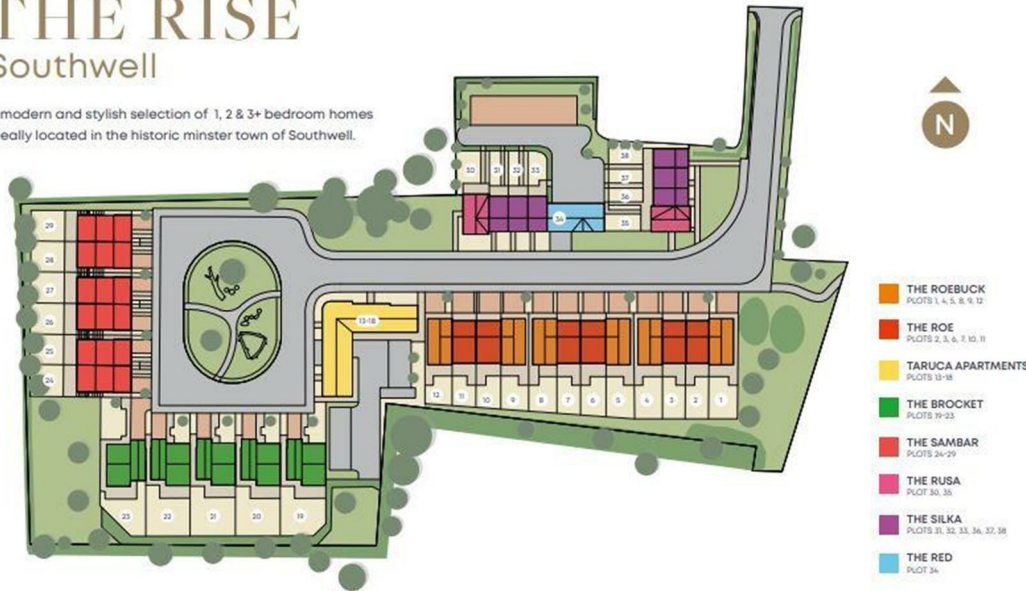




THE RISE

Southwell

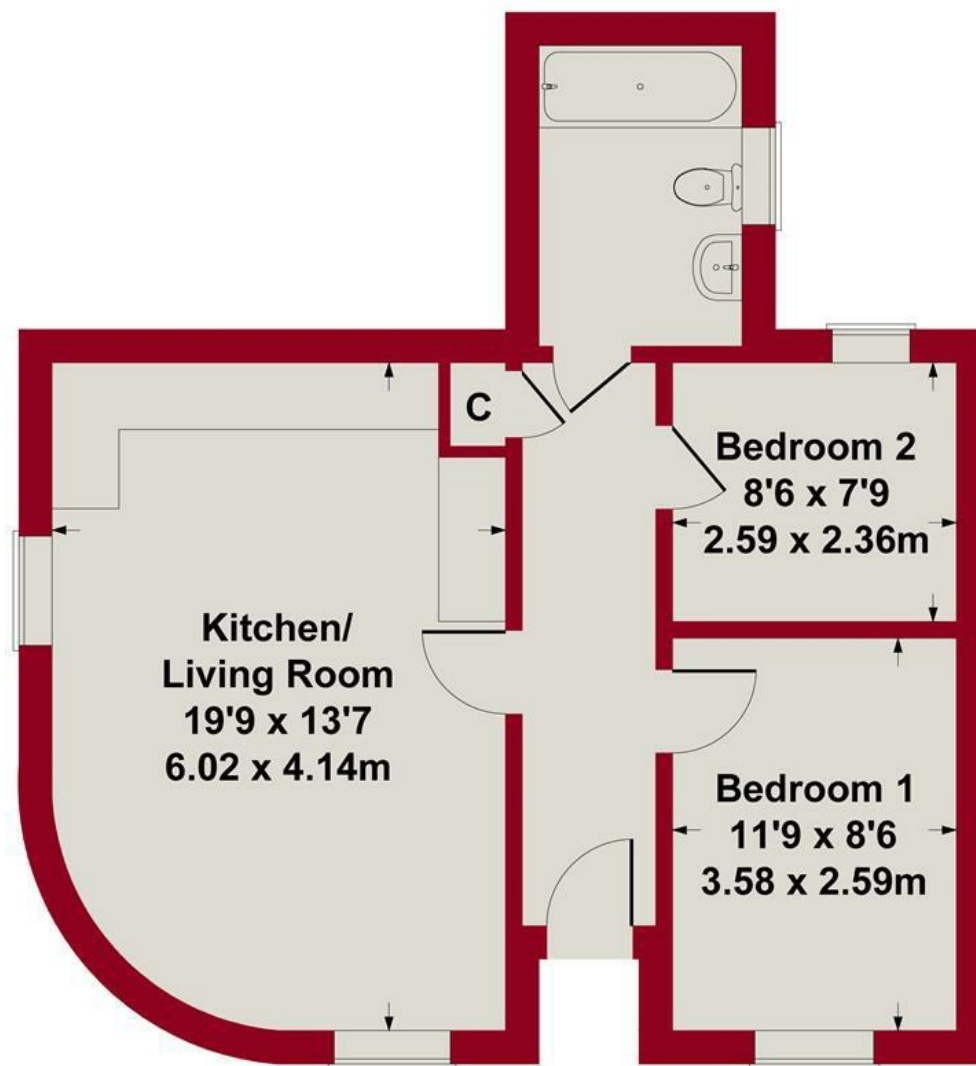
A modern and stylish selection of 1, 2 & 3+ bedroom homes ideally located in the historic minster town of Southwell.



Please note this site plan is for marketing purposes and is to be used as a guide only. All images used are for illustrative purposes only and are intended to convey the concept and vision for the homes.

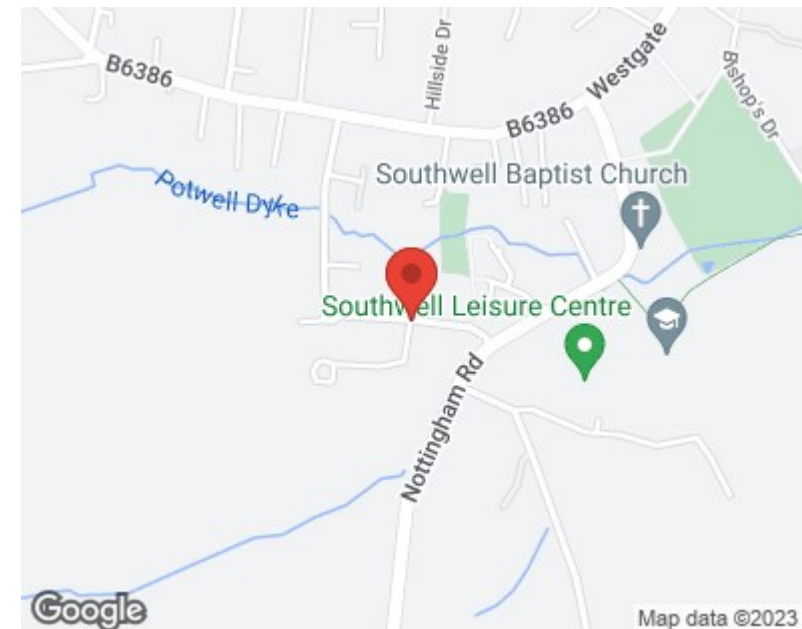
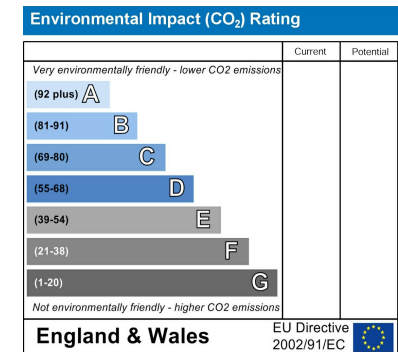
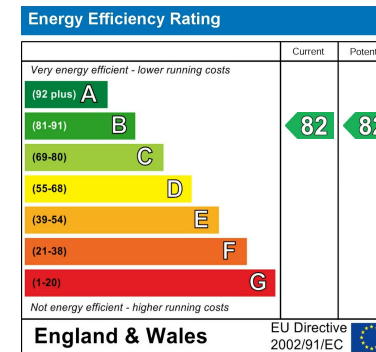


The Rise Plot 14



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



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