

for sale

**£200,000** Leasehold



## Hardy Hanson House Old Brewery Yard Kimberley Nottingham NG16 2ZS

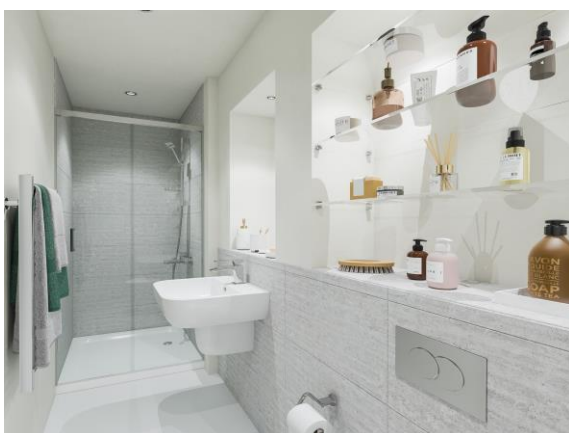
Fully fitted high specification kitchen with quartz worktops including all appliances: Oven, Combination Oven, Microwave, Fridge/Freezer, Induction hob, dishwasher and washer/dryer.



# Hardy Hanson House Old Brewery Yard Kimberley Nottingham NG16 2ZS

The Old Office Apartment, converted from the former Hardy and Hanson Brewery Offices, Plot 66 is a first-floor apartment within The Brewery Yard that benefits from 1 parking space within close proximity to the building.

The Apartments are to be completed to our Gold+ Specification with vinyl flooring to the hallway/kitchen and living spaces, ceramic tiles to the bathrooms, and carpets in the bedrooms. This development is situated in the town of Kimberley approximately 6 miles from Nottingham city centre offering a variety of amenities and excellent transport links.



**Kitchen**

16' 6" plus bay x 6' max into room recess ( 5.03m plus bay x 1.83m max into room recess )

**Lounge**

15' 1" x 12' 3" ( 4.60m x 3.73m )

**Bedroom One**

13' 8" max x 10' 8" ( 4.17m max x 3.25m )

**Bedroom Two**

14' x 9' 8" ( 4.27m x 2.95m )

**Family Bathroom**

6' 9" x 5' 8" ( 2.06m x 1.73m )

**Ensuite**

6' 4" x 5' 9" ( 1.93m x 1.75m )

**Walk In Wardrobe**

6' 4" x 6' 1" ( 1.93m x 1.85m )

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

**Tenure:** Leasehold

**EPC Rating:** Exempt

Property Ref: EWD205936 - 0003

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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