



33 Dunnock Close, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9JP

£139,950  
Tel: 01623 626990

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



- Modern First Floor Apartment
- Spacious Reception Room
- Telephone Intercom
- UPVC Double Glazing
- One Allocated Parking Space
- Two Bedrooms
- Modern Kitchen
- Gas Central Heating (Combi Boiler)
- Communal Front & Rear Gardens
- Desirable Village Location

A modern two bedroom first floor apartment situated at the head of a cul-de-sac in a desirable village location.

The property was built in 2010 and is presented in excellent condition throughout with neutral carpets recently installed. The accommodation comprises an L-shaped entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating, UPVC double glazing and telephone intercom.

The property is Leasehold with a 125 year lease from 2010. The Ground Rent payable is £250 per annum. The apartment block is maintained by a management company: Encore Estates Management Limited with an annual service charge payable of £1,490.00.

## OUTSIDE

Externally, there is one allocated parking space and communal gardens to the front and rear of the property.

## COMMUNAL ENTRANCE

A front entrance door leads through to a communal hallway with stairs leading to the first and second floors.

## ENTRANCE HALL

An L-shaped hallway with radiator.

## LOUNGE/DINER

20'1" into bay x 12'3" max (6.12m into bay x 3.73m max) 9'8" into dining area). A good sized reception room, with radiator and double glazed bay window to the front elevation.

## KITCHEN

12'4" x 7'8" (3.76m x 2.34m) Having modern high gloss cabinets comprising wall cupboards, base units and drawers complemented by wood effect laminate work surfaces. Integrated single electric oven, four ring gas hob and extractor hood above. Plumbing and space for a washing machine and space for fridge/freezer. Built-in storage cupboard housing the combi boiler, ceiling spotlights and double glazed window to the rear elevation.

## BEDROOM 1

12'4" x 12'0" max (3.76m x 3.66m max) With radiator and double glazed window to the rear elevation.

## BEDROOM 2

8'8" x 8'8" (2.64m x 2.64m) With radiator and double glazed window to the front elevation.

## BATHROOM

6'10" x 5'7" (2.08m x 1.70m) Having a panelled bath with electric shower over. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Part tiled walls, radiator, four ceiling spotlights, extractor fan and radiator.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

## TENURE DETAILS

The property is Leasehold with vacant possession upon completion. The property is Leasehold with a 125 year lease from 2010. The Ground Rent payable is £250 per annum. The apartment block is maintained by a management company: Encore Estates Management Limited with an annual service charge payable of £1,490.00.

## SERVICES DETAILS

All mains services are connected.

## MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









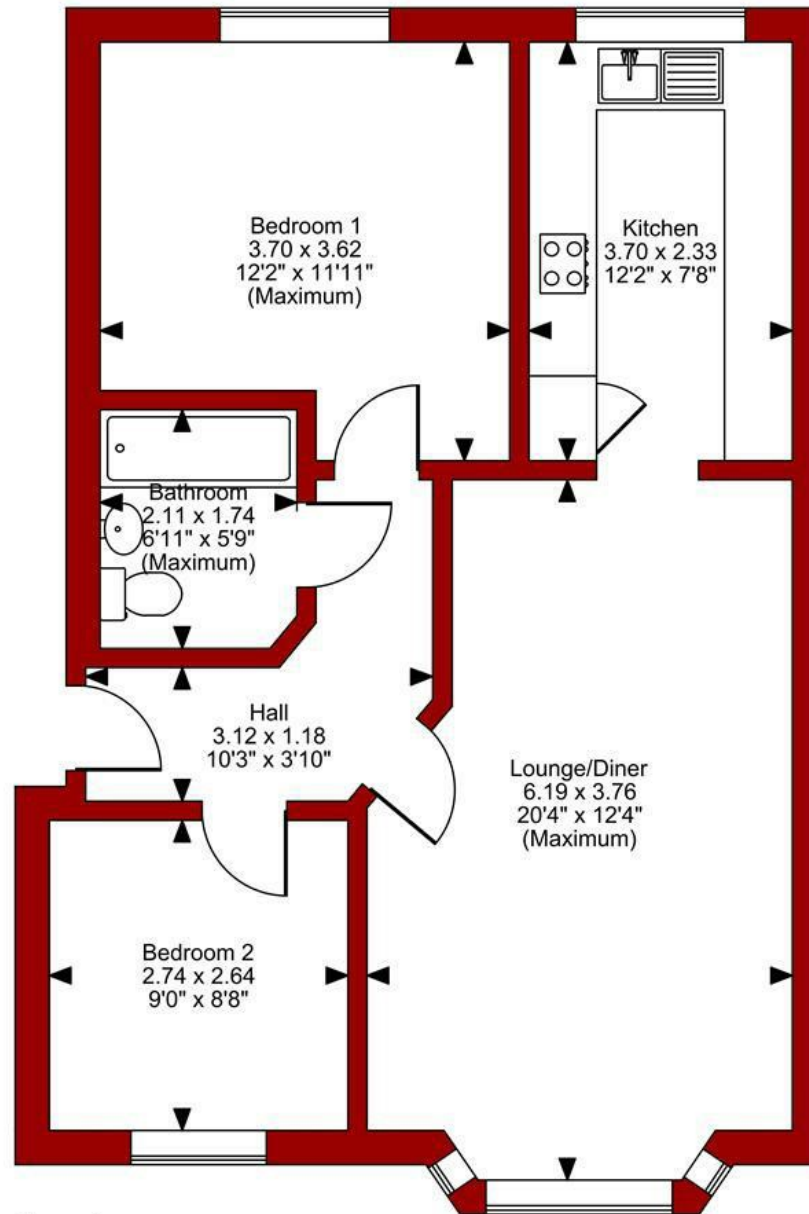








**Dunnock Close, Ravenshead**  
**Approximate Gross Internal Area**  
**61 SQ M/659 SQ FT**



**Floorplan**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

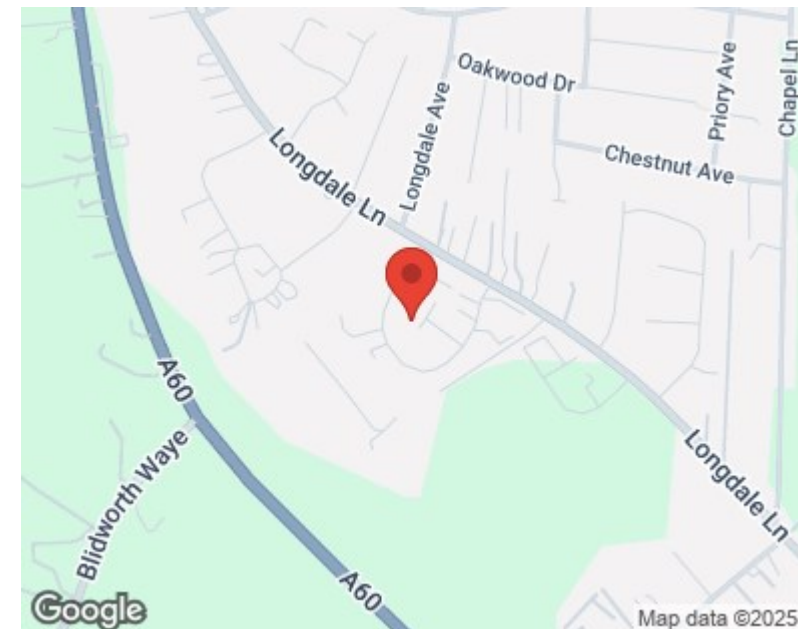
The position & size of doors, windows, appliances and other features are approximate only.





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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 01623 626990



**RICS**



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