



**Flat 21 Palmers Court, Southwell,  
Nottinghamshire, NG25 0JG**

**£189,950**

**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Top Floor Apartment
- No Upward Chain
- Superbly Appointed Throughout
- New Boiler Fitted 2025 | Gas Central Heating
- Well Appointed Bathroom
- Attractive Purpose Built Block
- Useful Garage and Parking
- Kitchen with Breakfast Bar Seating
- 2 Bedrooms, 1 with Wardrobes
- Convenient Location

A fantastic opportunity to acquire this superbly appointed top-floor apartment, occupying the second floor of an attractive purpose-built development and offered for sale with the added benefit of no onward chain.

Extending to approximately 600 sq ft, the well-presented accommodation briefly comprises an entrance porch leading into a welcoming hallway with useful storage, a spacious lounge ideal for both relaxing and entertaining, and a stylish breakfast kitchen fitted with a range of built-in appliances together with fixed breakfast bar/seating and a new boiler fitted 2025.

There are two well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes, alongside a well-appointed bathroom fitted with a shower over the bath.

Situated in a highly regarded and popular location, the property also enjoys a particularly rare advantage for an apartment - a brick-built garage with additional parking to the front.

### ACCOMMODATION

A communal entrance door on the ground floor leads into the communal entrance hall.

### COMMUNAL ENTRANCE HALL

With two flights of stairs rising to the top-floor landing where the property is situated. A panelled entrance door opens into the entrance porch.

### ENTRANCE PORCH

Featuring wooden flooring, which in turn leads into the entrance hall.

### ENTRANCE HALL

The hallway benefits from wooden flooring, recessed downlights and spotlights to the ceiling, a central heating radiator, thermostat, telephone entry control panel, and access hatch to the roof space. There are also two useful storage cupboards, one of which extends floor-to-ceiling and includes fitted shelving.

### LOUNGE

A good-sized reception room featuring wooden flooring, two central heating radiators, recessed downlights to the ceiling, and a UPVC double glazed window

### KITCHEN

The kitchen is fitted with a modern range of base and wall units incorporating cupboards and drawers, with rolled-edge worktops extending to a breakfast bar providing seating for two.

There is an inset stainless steel single drainer sink with mixer tap, built-in oven with four-ring gas hob and an extractor hood over, washer/dryer, slimline dishwasher and a fridge freezer. Further features include solid wood flooring, recessed spotlights to the ceiling, new boiler fitted 2025, a central heating radiator, and a UPVC double glazed window.

### BEDROOM ONE

A double bedroom with wooden flooring, central heating radiator, recessed spotlights to the ceiling, and a UPVC double glazed window. The room also benefits from a useful fitted triple wardrobe with hanging rails, shelving, and open shelving to the side.

### BEDROOM TWO

Featuring solid wood flooring, recessed spotlights to the ceiling, central heating radiator, and a UPVC double glazed window.

### BATHROOM

Fitted with a modern white suite comprising a low-level WC, pedestal wash basin with hot and cold taps and tiled splashback, and a panelled bath with mains-fed shower and tiled surround. Additional features include wooden flooring, a large chrome towel radiator, spotlights and extractor fan to the ceiling, and a UPVC double glazed obscured window.

### GARAGE AND PARKING

Rare for an apartment within this block, the property benefits from driveway parking positioned in front of its own single brick-built garage with up-and-over door.

### LEASEHOLD INFORMATION

A 150 year (less 1 day) Lease was granted from 1st August 2003. There is a current annual service charge of £1,325 plus a ground rent of £99.00 per annum.

### COUNCIL TAX

The property is registered as council tax band B.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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/>

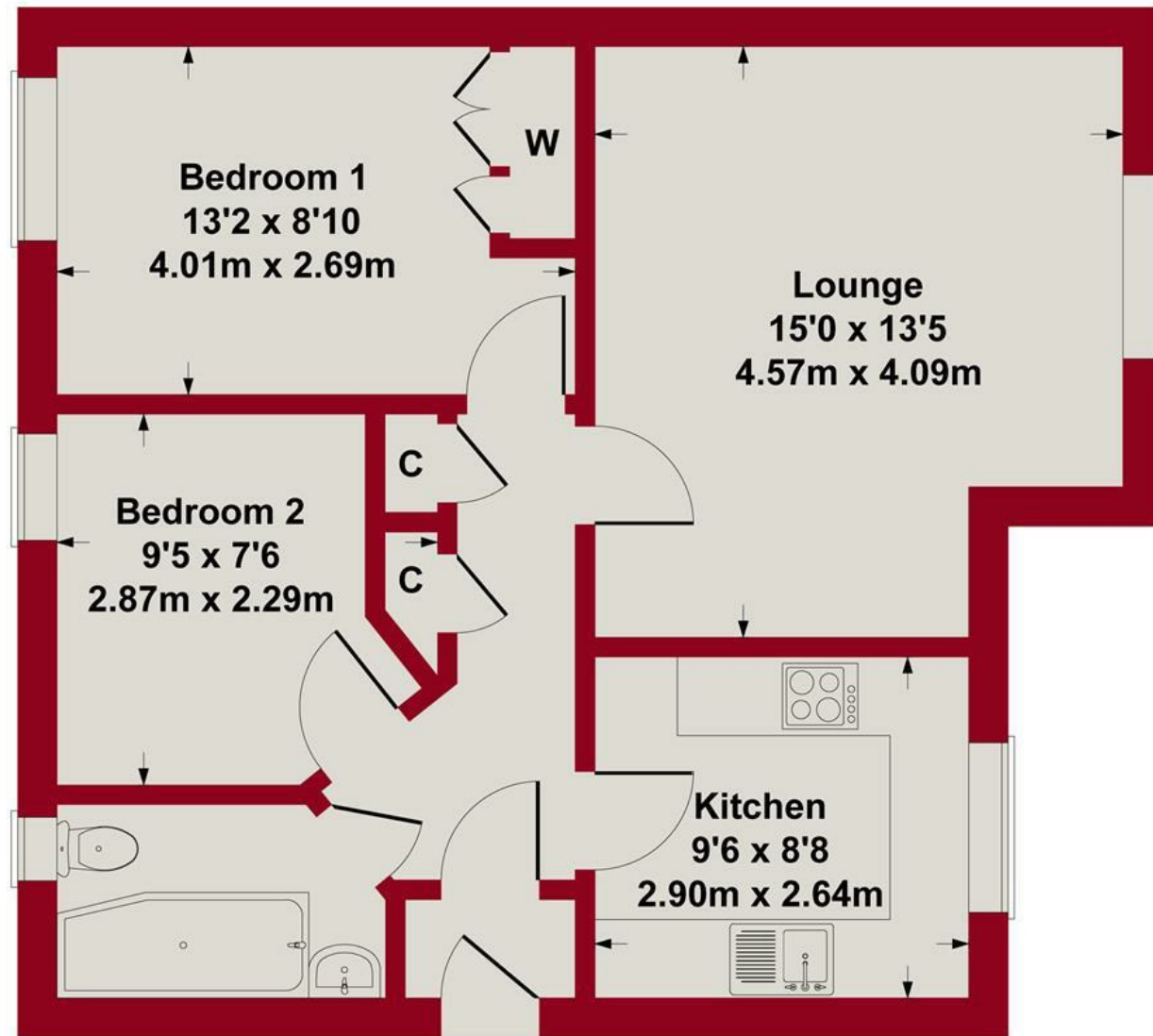
Planning applications:-

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





Approximate Gross Internal Area  
604 sq ft - 56 sq m



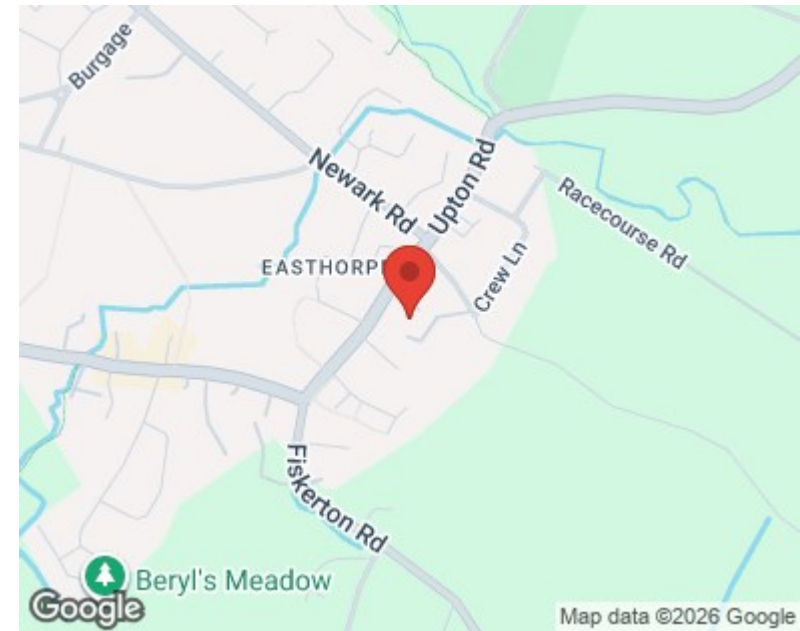
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		
	78	79
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		
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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