



## 16 Greet Lily Mill, Station Road

Southwell, NG25 0GL



Book a Viewing

**£150,000**

No Onward Chain – Spacious and well presented Second Floor Apartment in this converted former flour mill which is an ideal first time purchase or investment property, the communal entrance offers a lift and stairs to the second floor landing and allows access to the apartment. Accommodation includes Entrance Hall, Open Plan Lounge/Kitchen, Double Bedroom and Bathroom. Communal parking is provided behind a barrier entrance. Viewing is highly recommended. All items within the apartment are included in the sale.





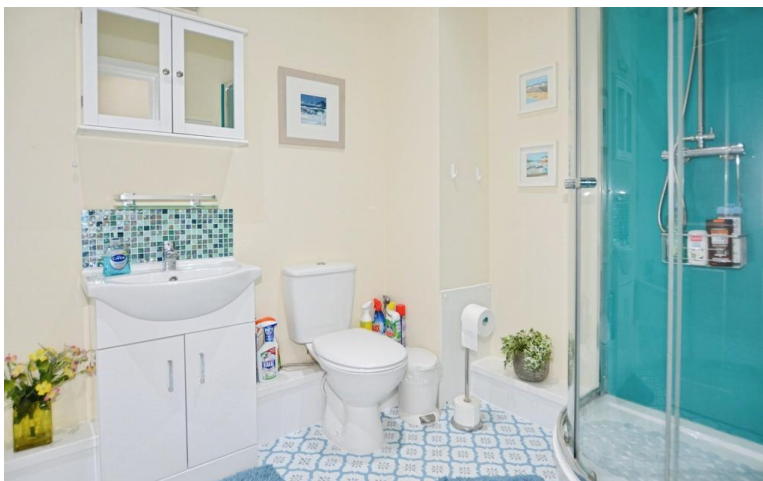
#### LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.

#### LEASEHOLD INFORMATION

Length of Lease - 999 years (from March 1990)  
Years Remaining on Lease - 963 years  
Annual Ground Rent - TBC  
Ground Rent Reviewed - Annually in TBC  
Annual Service Charge Amount - TBC  
Service Charge Reviewed - Annually TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



## ACCOMMODATION

### COMMUNAL ENTRANCE

Glazed panelled communal entrance door gives access to the communal main reception area which offers a lift and stairs of to this second floor apartment.

### ENTRANCE HALL

9' 10" x 16' 1" (3m x 4.9m) With a front entrance door giving access to the entrance hall, electric storage heater, wall lights, corner storage cupboard and door off to open plan lounge/kitchen.

### KITCHEN AREA

9' 10" x 9' 3" (3m x 2.82m) With a range of wall and floor mounted units with worksurface over, inset stainless steel single drainer sink unit, electric oven and hob with extractor over, fridge freezer space and plumbing for washing machine.

### LOUNGE AREA

12' 10" x 14' 6" (3.91m x 4.42m) With two glazed windows to the rear elevation, vaulted beamed ceiling, entry phone system and electric storage heater.

### BEDROOM

12' 10" x 10' 6" (3.91m x 3.2m) With glazed window to the rear elevation, beamed ceiling and electric storage heater.

### BATHROOM

6' 2" x 9' 5" (1.88m x 2.87m) Comprising of a panelled bath, separate shower cubicle, vanity wash hand basin, low level WC.

### OUTSIDE

Communal parking is situated to the rear of the property, accessed via electric gated access situated to the side of the property.

## KEY FACTS FOR BUYERS

### SERVICES

Electricity, water and drainage mains services available.  
Electric central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Leasehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

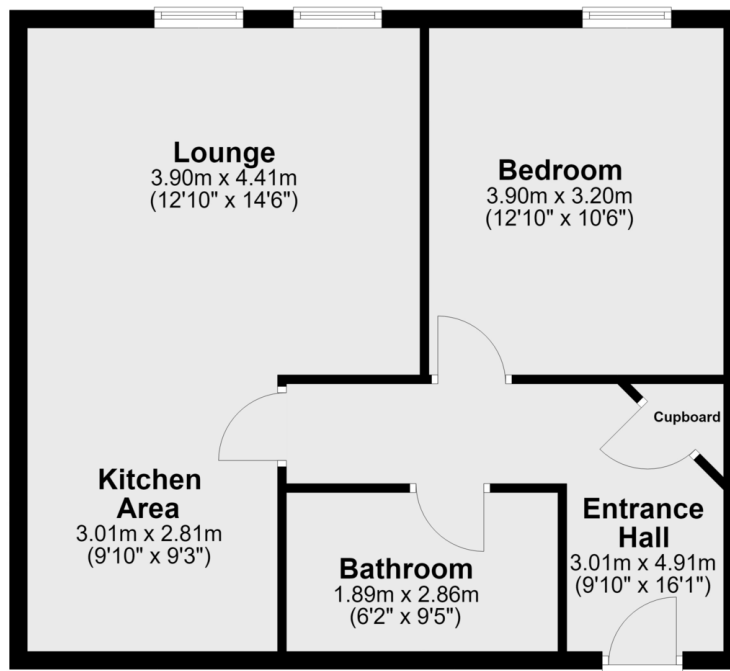
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor



For Illustration Purposes Only  
Plan produced using PlanUp.

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