

# Emma Terry Homes

*moving made personal*



## Westhorpe Hall, Westhorpe

Southwell, NG25 0NG

£1,100 Per month



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A stunning one bedroom apartment in the historic Westhorpe Hall. This spacious first-floor apartment is set within Westhorpe Hall, a Grade II listed Georgian country house located in the conservation area of Westhorpe. Surrounded by private, beautifully maintained grounds, this property enjoys a highly desirable location.

A sweeping driveway leads off Westhorpe to the parking area directly in front of Westhorpe Hall.

Westhorpe is a historic and picturesque hamlet on the outskirts of Southwell, offering convenient access to local amenities, excellent transport links, and stunning surrounding countryside.

**\*\* AVAILABLE Immediately (Subject to checks) \*\***

**TENANT FEES:** Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement, interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



### COMMUNAL ENTRANCE HALL

A grand entrance hall provides access into Westhorpe Hall. Retaining a number of original features, with the sweeping staircase leading to the spacious landing.

### LOUNGE

A magnificent room, with high ceilings, three large decorative windows set in a bay frontage with wooden shutters, cornicing, overlooking extensive grounds, with a central heating radiator and an inset fireplace with electric fire and decorative chandelier.

### KITCHEN

The kitchen is the highlight of the home with a beautiful sash window, integrated electric oven,

hob, space for a washing machine and dishwasher, space for upright fridge freezer, single stainless sink, drainer with mixer tap and central heating radiator, new flooring, wall and base units in shaker style.

### BEDROOM

The double bedroom includes two windows, central heating radiator, with characterful archway leading through to the bathroom.

### BATHROOM

Fitted with a white bathroom suite, including bath with mixer taps and over shower. wash basin and w/c, with new flooring.









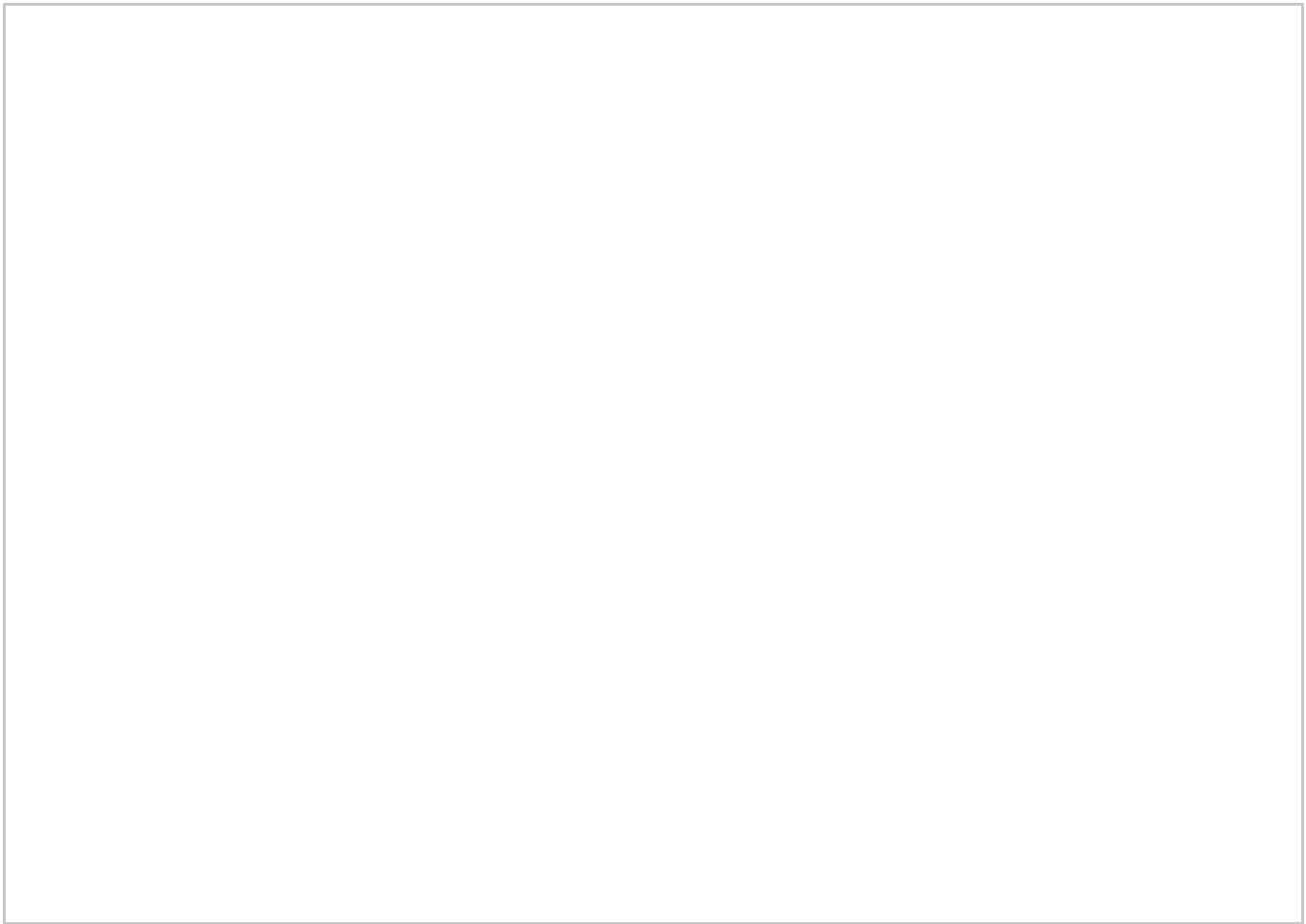
Road Map



Hybrid Map



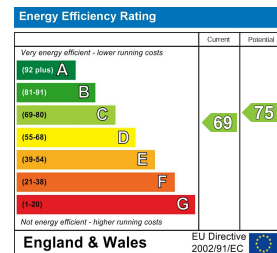
Terrain Map



### Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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