



Flat 7 Tudor House, 72 Westgate

Southwell, NG25 0JX



Book a Viewing

£145,000

No Onward Chain - First floor flat offering easy access in to Southwell Town Centre and its wealth of facilities and amenities. The accommodation includes an Entrance Hall, Lounge with Open Plan Kitchen, Bedroom and a Bathroom. The property also offers access to a large roof space, ideal for storage. Outside there is an allocated parking for one car and additional guest parking spaces.





SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 299 year lease from August 1990

Years Remaining on Lease - 263

Annual Service Charge Amount - £540. (£135 per quarter)

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



VIEWINGS - By prior appointment through Alasdair Morrison and Mundy's.

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.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With a glazed panel entrance door, stairs to the first floor landing and door to private entrance hall.

ENTRANCE HALL

4' 3" x 6' 7" (1.3m x 2.01m) With access to the partly boarded loft space with ladder and light.

LOUNGE

17' 9" x 11' (5.41m x 3.35m) With double glazed window to the front elevation and two storage heaters.

KITCHEN AREA

7' 1" x 11' (2.16m x 3.35m) With a range of wall and floor mounted cupboards and drawers with work surfaces, stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, space for fridge, splash tiling to work surface and a large roof light.

BEDROOM

11' 8" x 10' 1" (3.56m x 3.07m) With two double glazed windows to the front elevation, electric storage heater and a cupboard housing the hot water cylinder.

BATHROOM

8' 7" x 6' 7" (2.62m x 2.01m) With suite to comprise of bath with Triton shower over, rail and curtain, low level WC and pedestal wash hand basin, heated towel rail and vanity cupboards.

OUTSIDE

There is an allocated parking space with additional guest parking spaces to the rear.



WEBSITE

Our detailed website show 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

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Giso n Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS 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

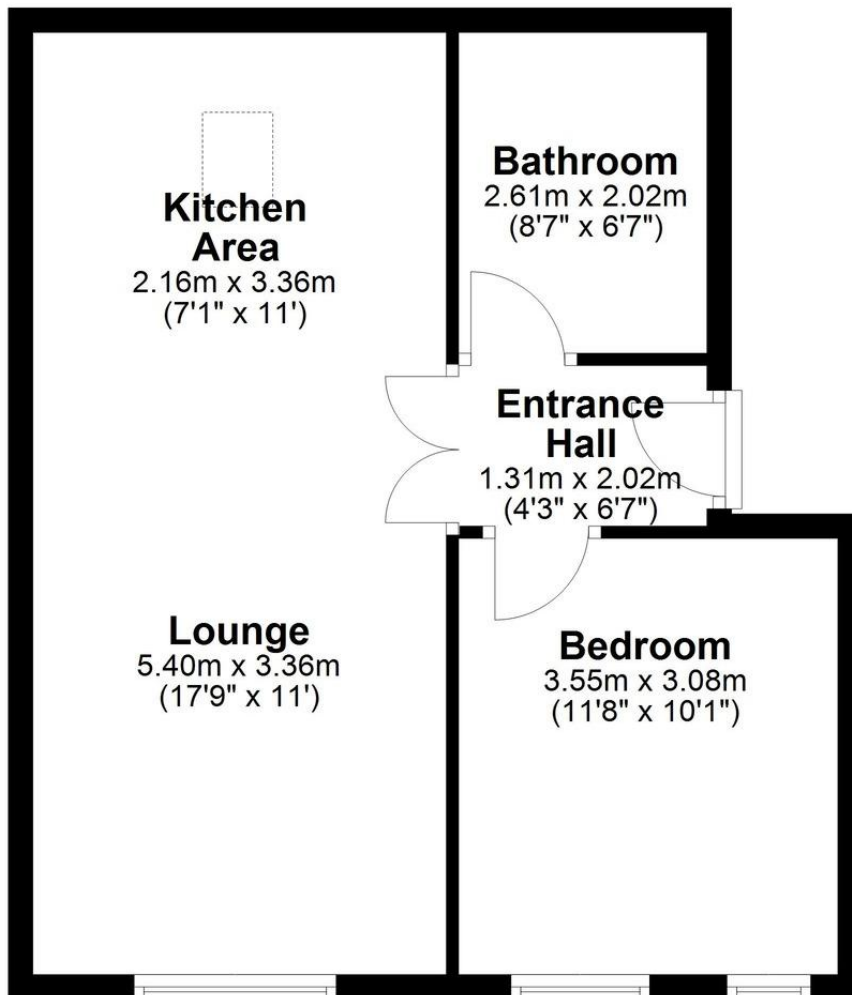
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 45.7 sq. metres (491.7 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.