



**(Plot 16), 15 The Rise Halloughton Road,  
Southwell, Nottinghamshire, NG25 0RZ**

**£210,000**

**Tel: 01636 816200**

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

- Superb 1st Floor Apartment
- Open Plan Living
- 2 Double Bedrooms
- Allocated Parking
- Only 6 Individual Apartments
- Approx 700 ft2
- Contemporary Style Kitchen
- 3 Piece Bathroom
- 999 Year Lease

A superb 1st floor apartment, 1 of only 6 individual apartments on this bespoke development and offering an excellent level of accommodation extending to approximately 700 square feet.

The apartment is accessed off a communal hallway used by only 3 apartments in total and includes a spacious entrance hall with storage, a fantastic open plan living and kitchen area including a contemporary style fitted kitchen complete with a comprehensive range of appliances. There are 2 double bedrooms and a 3 piece bathroom in white plus allocated parking. Viewing is highly recommended!

#### ACCOMMODATION

Composite entrance doors to both the front and the rear of the building leads into the communal entrance hall which is carpeted and has stairs rising to the first floor. This communal entrance is shared by only three apartments in total.

#### ENTRANCE HALL

A spacious entrance hall with laminate flooring, 2 UPVC double glazed windows, a central heating radiator and built-in storage cupboard with slatted shelving, telephone point and a double plug socket.

#### OPEN PLAN LIVING AND KITCHEN

A spacious L-shaped living, dining and kitchen space with laminate flooring throughout, two central heating radiators, 3 UPVC double glazed windows to 2 of the elevations, Google Nest control, two television aerial points, telephone point and an Openreach terminal.

The kitchen is fitted in an L-shaped arrangement with slab style base and wall cabinets with light grey rolled edge worktops and matching up stands. There is an inset stainless steel 1 1/2 bowl single drainer sink with mixer tap and a comprehensive range of built-in appliances including an AEG oven, a 4 zone electric hob with glass splashback and chimney hood extractor over. Integrated 70/30 fridge/freezer by Lamona, integrated full-size dishwasher, a washer/dryer and the central heating boiler by Ideal concealed within one of the cabinets.

#### BEDROOM ONE

A double bedroom with central heating radiator, television aerial point and a UPVC double glazed window.

#### BEDROOM TWO

With central heating radiator, television aerial point and a UPVC double glazed window.

#### BATHROOM

Fitted with a three-piece suite including an eco-flush toilet, a half pedestal wash basin with mixer tap and a bath with glazed shower screen and mains fed shower tap. Chrome towel radiator, wall tiles, electric shaver point, spotlights and extractor fan to the ceiling plus a UPVC double glazed obscured window.

#### ALLOCATED PARKING

The property features one allocated parking space within the courtyard style setting of the apartment block.

#### FURTHER INFORMATION

The apartments are offered on a 999 year lease with zero ground rent payable. The service charge for this apartment is £1056.24 +VAT per annum.

An initial estate charge of £275+VAT per annum (year 1) is also applicable and the property is located on a private road.

#### SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.





## Plot 16, The Rise



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			
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	



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