



Plot 17, 16, The Rise Halloughton Road,  
Southwell, Nottinghamshire, NG25 0RZ

£145,000

Tel: 01636 816200

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

- Superb 1st Floor Apartment
- Contemporary Style Kitchen
- Only 6 Individual Apartments
- Allocated Parking
- Open Plan Living
- 1 Bedroom
- 3 Piece Bathroom
- 999 Year Lease

A superb 1st floor apartment, 1 of only 6 individual apartments!

Accessed off a communal hallway used by only 3 apartments, the apartment comes complete with flooring throughout and accommodation in brief comprising a hallway with storage, a fantastic open plan living and kitchen area including a contemporary style fitted kitchen complete with a comprehensive range of appliances. There is a bedroom and a 3 piece bathroom in white plus allocated parking and additional visitor parking.

### ACCOMMODATION

A first floor entrance door leads into the entrance hall with laminate flooring, central heating radiator and a useful built-in storage cupboard with slatted shelving and housing the electric consumer unit.

### OPEN PLAN LIVING AND KITCHEN

An open plan space with two central heating radiators, 2 UPVC double glazed windows, USB charge points, television aerial point, telephone point, Openreach terminal and fitted with an L-shaped shaker style kitchen in grey with white marble effect worktops and matching upstands, inset stainless steel sink with mixer tap and a range of built-in appliances including an AEG oven, 4 zone bevelled edge electric hob with stainless steel splashback and extractor hood over. Integrated slimline dishwasher by Lamona and a 70/30 fridge freezer. Integrated washer/dryer, Logic combination boiler concealed within one of the units, spotlights to the ceiling and an extractor fan.

### BEDROOM

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

### BATHROOM

Fitted in white with an Ideal Standard suite including half pedestal wash basin with mixer tap, close coupled eco-flush toilet, panel sided bath with mixer shower and glazed shower screen. Wall tiles, electric shaver point, downlights and extractor fan to the ceiling, chrome towel radiator and a UPVC double glazed obscured window.

### ALLOCATED PARKING

The property benefits from 1 block paved parking space. Further visitor parking is available.

### 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 management fee of £275+VAT per annum is applicable (Management Fee Period 2020-21) and the property is located on a private/unadopted 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.

### COUNCIL TAX BAND

The property is currently registered as council tax band A

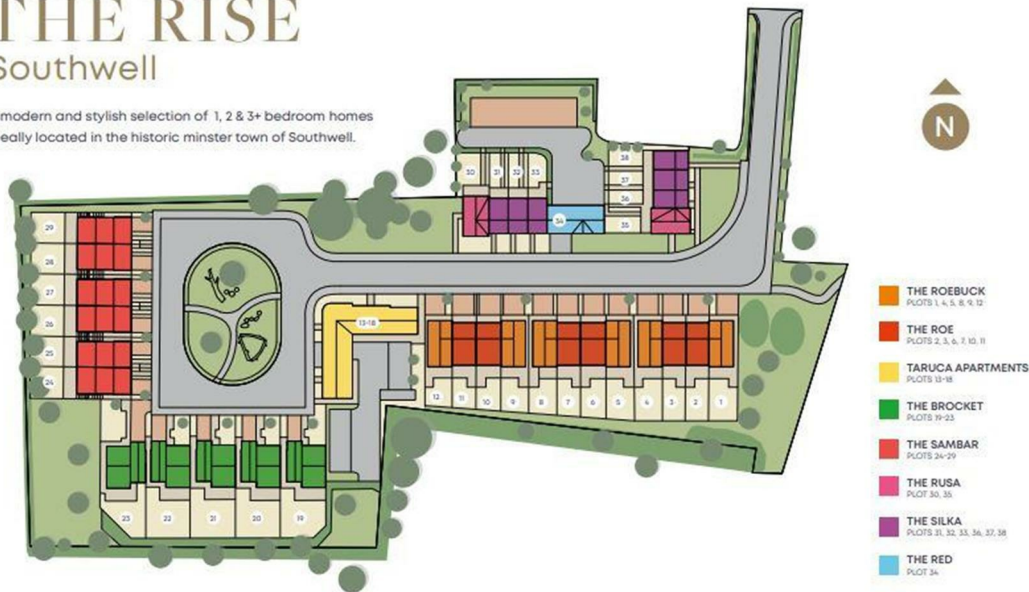




# THE RISE

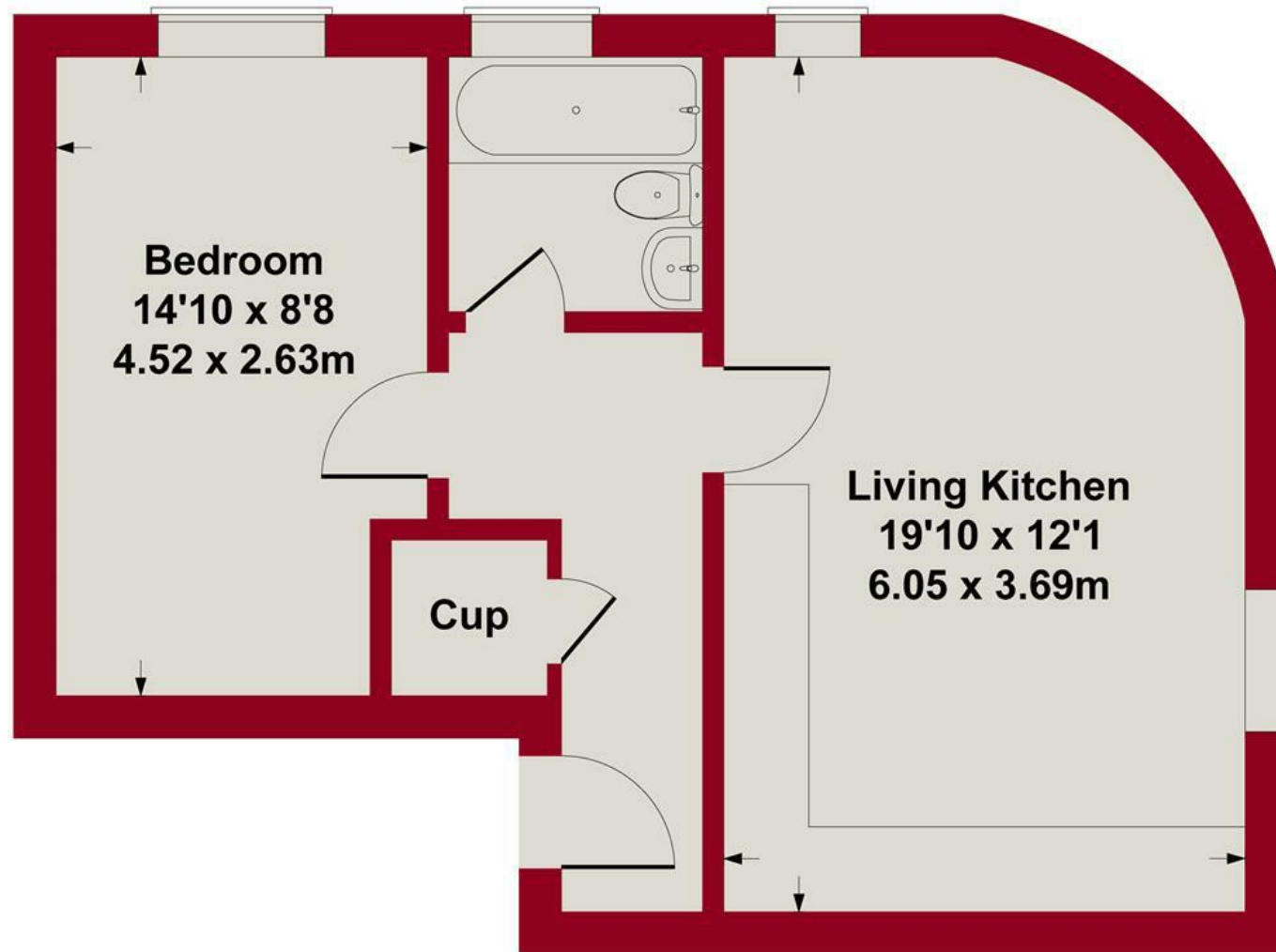
## Southwell

A modern and stylish selection of 1, 2 & 3+ bedroom homes ideally located in the historic minster town of Southwell.



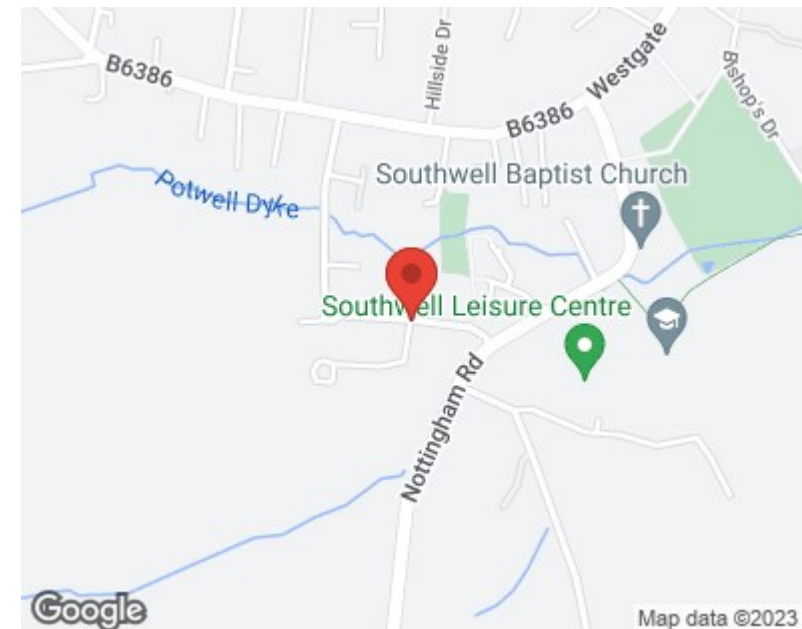
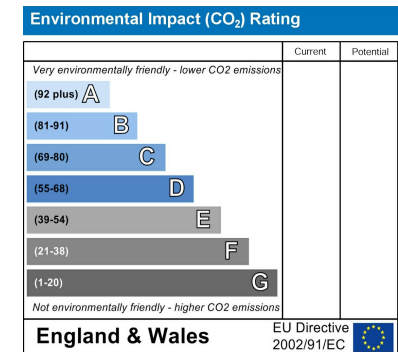
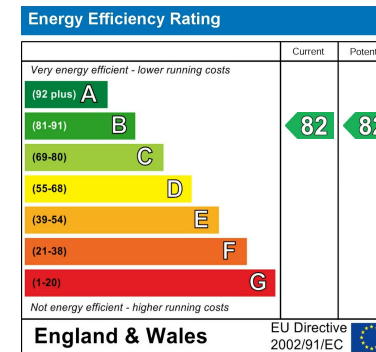
Please note this site plan is for marketing purposes and is to be used as a guide only. All images used are for illustrative purposes only and are intended to convey the concept and vision for the homes.

## The Rise, Plot 17



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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**RICS**



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