



Apt 11 The Maltings The Brewery
Yard,
Kimberley, Nottingham
NG14 2DL

£175,000 Leasehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT, SITUATED WITHIN THIS FORMER MALTINGS BUILDING ON THE HISTORIC HARDY & HANSON SITE DATING BACK TO CIRCA 1832.

With an approximate square floor area of 689 ft², the accommodation, on the ground floor, comprises hallway, open plan living/dining/kitchen, two bedrooms, the master with en suite and shower room.

Each apartment benefits from an allocated parking space within close proximity of the building and the development itself consists of a range of contemporary and traditional style new build town houses and large homes, created within The Kilns' of the former brewery.

Ideally suited to both first time buyers and investors alike, the property itself sits within easy access of Kimberley town centre, as well as transport links such as the A610 and junction 26 of the M1 Motorway.

The Brewery is the third phase of the redevelopment by Fairgrove Homes Limited, The Maltings apartments offering a choice of three floorplans, maintaining some original industrial feature to communal areas and allocated parking

Ideal for a first time buyer, professional or young couple looking for a property with ongoing low maintenance and for further information contact the office one 0115 949 0044.



OPEN PLAN LIVING/DINING/KITCHEN

20'3" x 19'9" (6.18 x 6.03)

Choice of kitchen units and doors from standard range, stainless steel 1½ bowl sink, choice of laminate worktops with upstand, energy rating 'A' stainless steel fan oven, ceramic hob, stainless steel cooker hood/extractor fan, space for plumbing and electrical supply for washing machine, dishwasher and fridge/freezer

BEDROOM 1

10'1" x 8'5" (3.09 x 2.59)

EN SUITE

6'5" x 5'7" (1.97 x 1.71)

Semi pedestal wash hand basin with mixer tap, back to wall w.c. with concealed cistern and contemporary flush plate, shower enclosure with wall mounted thermostatic shower valve and shower screen, ceramic tiles to half-height behind w.c. and basin, extractor fan and shaver socket, LED ceiling lights.

BEDROOM 2

10'1" x 8'6" (3.09 x 2.61)

SHOWER ROOM

7'6" x 5'8" (2.31 x 1.73)

Semi pedestal wash hand basin with mixer tap, back to wall w.c. with concealed cistern and contemporary flush plate, shower enclosure with wall mounted thermostatic shower valve and shower screen, ceramic tiles to half-height behind w.c. and basin, extractor fan and shaver socket, LED ceiling lights.

OUTSIDE

One allocated parking space.

HOME SPECIFICATIONS

The property comes with a Ten Year Premier Conversion Warranty.

EXTERNALLY

The conversion is constructed of the existing Grade II listed brickwork, having been repointed, with natural slate roof tiles, white timber double glazed windows, black timber or composite equivalent entrance door, PIR or dusk until dawn down lights to front elevation, one allocated parking space and communal visitors spaces.

INTERNALLY

The communal entrance and staircase is of painted gloss white with stainless steel hand rail, dark grey carpet with contemporary square edge skirting and architraves, grey apartment entrance doors with multi-point locking system, contemporary apartment door numbers, contemporary ironmongery, assigned postal box in communal hallway, hallway lights on automated system, soft grey painted walls and industrial style art, exposed brick interior wall at entrance door.

INTERNAL SPECIFICATION

Contemporary interior joinery package, square edge skirting board and attractive painted gloss white, contemporary internal door handles, white matt painted ceilings, choice of almond white or dove grey matt painted walls, vinyl flooring to lounge/dining kitchen, hallway, shower room and en suite, choice of standard range carpet to bedrooms. Electric boiler central heating system with radiators to all rooms.

ELECTRICAL AND COMMUNICATION

White moulded wall and ceiling accessories, white down lights to kitchen, lounge, shower room and en suite, under-cabinet lights to kitchen wall units, t.v. point to lounge and both bedrooms, telephone points to lounge and master bedroom, smoke alarms to hall and kitchen area, heat-rise alarm to kitchen, integrated intruder alarm, doorbell with bell push, chimes and buzzer with intercom to hallway, Virgin Media connection, USB sockets in lounge and master bedroom.

CHARGES

We understand the estate and management fees to total £902.00 per annum equating to £75.161 per month to include fire security, window cleaning, reserve fund, repairs and maintenance, out of hour professional and management fees, decoration fund, communal cleaning, buildings insurance including public liability, bank and administration fees, woodland management plan and ground maintenance. We ask that your solicitor confirm and checks this and all other details.

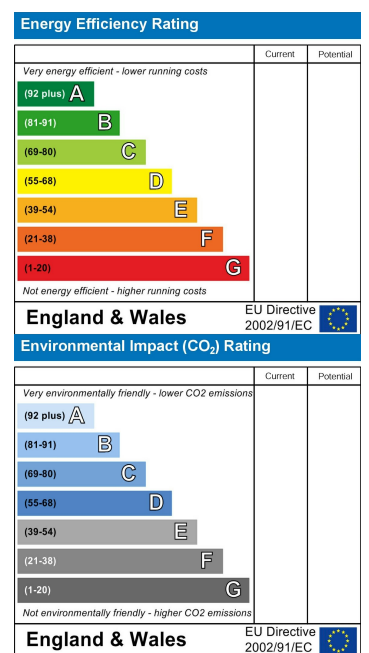
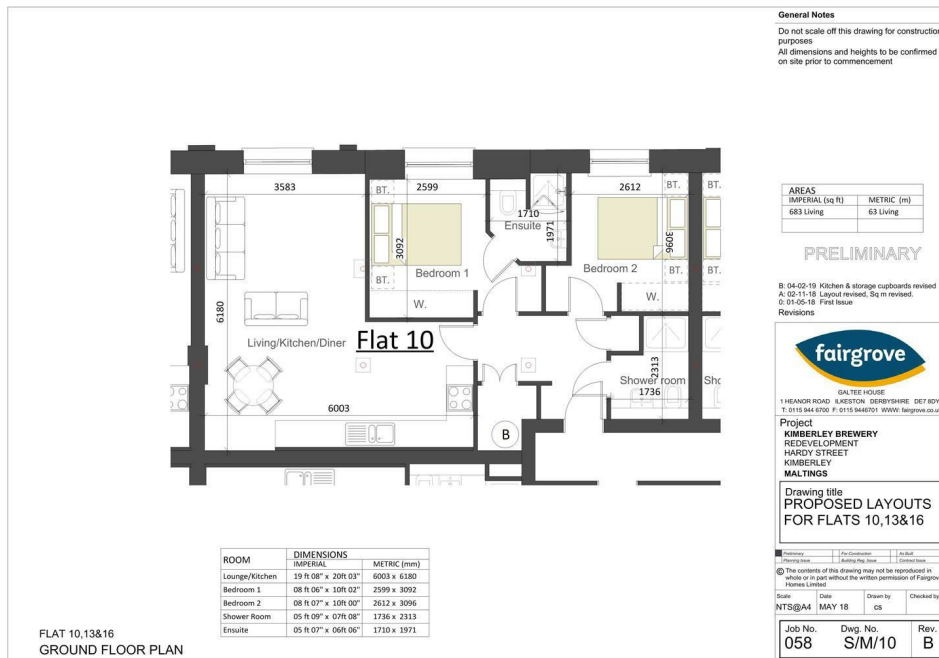
AGENTS NOTE

The images contained within this brochure are a selection of generic photographs obtained from Fairgrove Homes.

DIRECTIONAL NOTE

From the centre of Kimberley, proceed through the town centre, along Main Street, turning right onto Nine Corners, which in turn becomes Hardy Street. The development can then be found on the left hand side.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.