

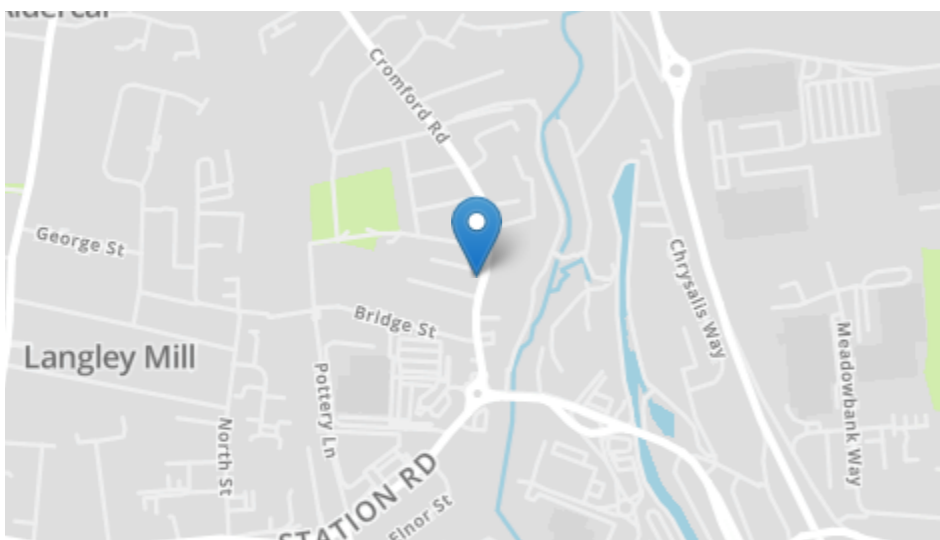
St Georges Court, Cromford Road, Langley Mill, NG16 4EH

£140,000

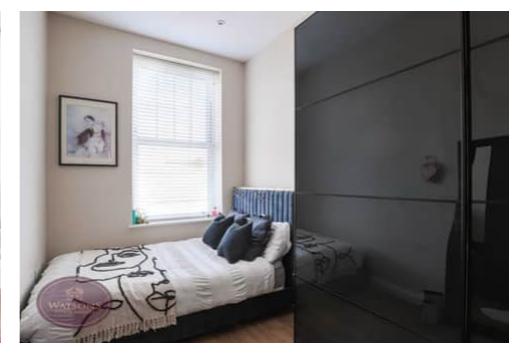
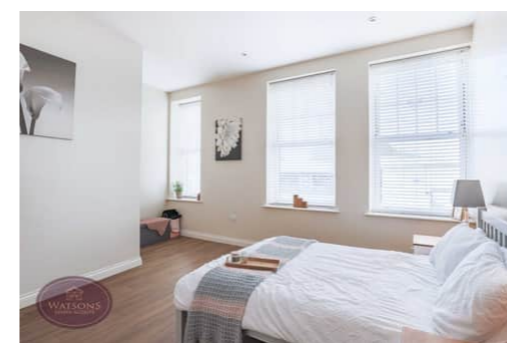


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- First Floor Premium Apartment
- 2 Double Bedrooms
- Modern Open Plan Living Space
- Under Floor Heating
- High Specification Finishes Throughout
- Allocated Secure Parking
- Close To Amenities
- Ease Of Access To A610

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26740637

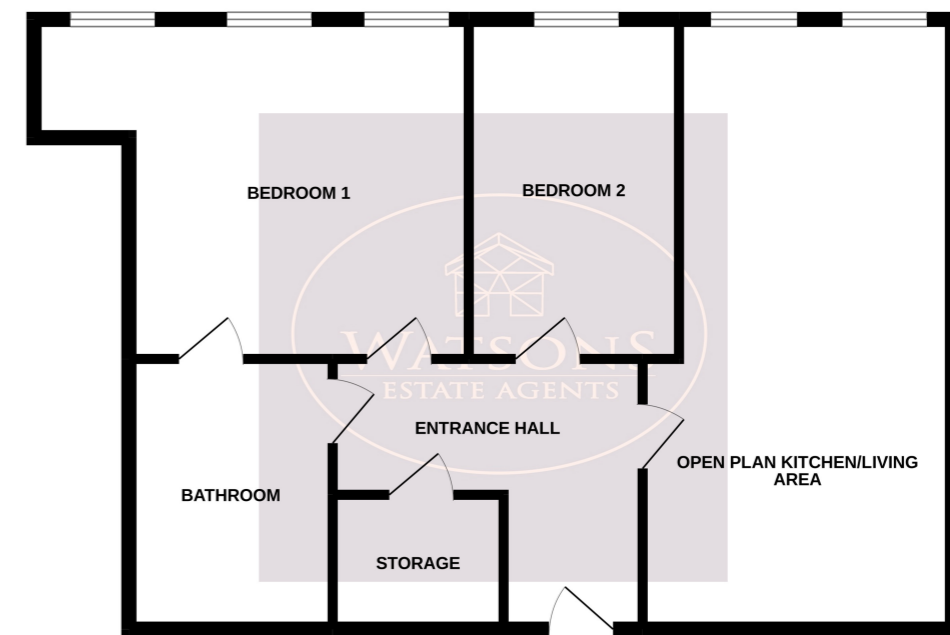
Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2022

**Bedroom 1**

4.14m x 3.91m (5.42m max) (13' 7" x 12' 10") 3 tall uPVC double glazed windows to the front, ceiling spotlights, Karndean flooring with under floor heating and door to the Jack & Jill bathroom.

**Bedroom 2**

4.12m x 2.3m (13' 6" x 7' 7") 1 tall uPVC double glazed window to the front, Karndean flooring with under floor heating and ceiling spotlights.

**Jack & Jill Bathroom**

Four piece bathroom suite in white comprising a concealed cistern WC, twin vanity sink unit, bath and shower cubicle with mains fed shower over. Fully tiled wall and tiled floor with under floor heating, heated towel rail, spotlights to ceiling and extractor fan.

**Lease Information**

The seller has provided us with the following information. The lease is 125 years commencing 2016.



\*\*\* TAKE A CLOSER LOOK \*\*\* Converted in 2016, St. Georges Court is no ordinary apartment complex. The Victorian building has high ceilings, spacious rooms with feature rustic brickwork and is particularly well maintained. The lease terms are very favourable too! The Victorian building has high ceilings, spacious rooms with feature rustic brickwork and is particularly well maintained. The lease terms are very favourable too! You will immediately appreciate the sense of security upon entry via the video intercom system at the communal doors for which you would have a personal fob and the communal areas are covered by CCTV. If you have struggled for storage space with other apartments, you have no problems here - this one has a very generous store secure store room for your sole use. The apartment itself is light and spacious, with a good size hallway accessing the open plan lounge kitchen, the 2 double bedrooms with a 'Jack & Jill' bathroom providing en suite facilities. A store provides further useful storage space. Outside, the fob and intercom allow access to the secure car park alongside the building which gives an allocated space. Ask our team about the lease terms as they are more favourable than you might imagine.

**Outside**

There is a secure gated entry system which leads to the parking area which has one allocated parking space. Further separate communal entry to the building which gives access to the apartment itself, as well as a separate generous store room.

**Entrance Hall**

Oak entrance, video entry system, spotlights to ceiling, under floor heating, store room housing the hot water tank. Doors to all rooms.

**Open Plan Living Space**

7.48m x 3.32m (3.86m into the kitchen) (24' 6" x 10' 11") Open plan living area with two tall uPVC double glazed windows to the front. Karndean flooring throughout with under floor heating, spotlights to ceiling. The kitchen area is fitted with a range of matching wall and base units with complimentary work surfaces incorporating an inset one & half bowl sink unit with mixer tap. Integrated appliances include; a four ring electric hob with filter hood, fridge freezer, washing machine and dishwasher.