

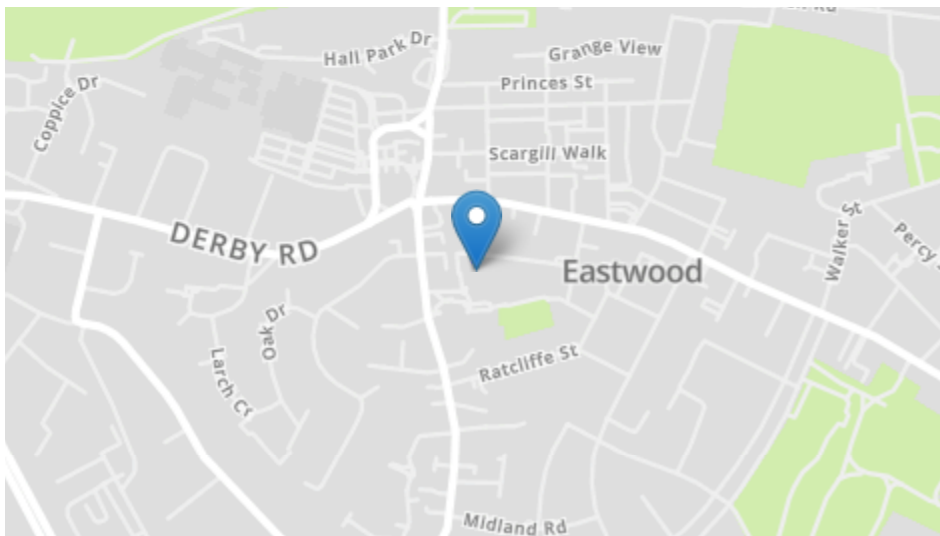
17 Centenary Court, Eastwood, NG16 3TR

OFFERS OVER £140,000

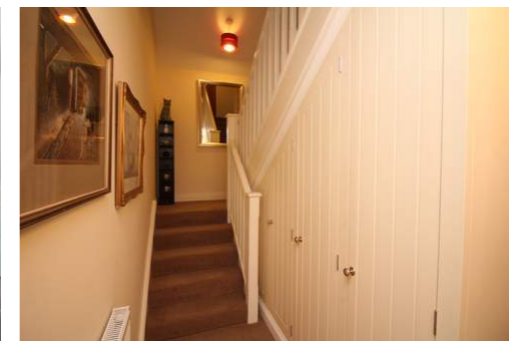


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	83
		EU Directive 2002/91/EC	



- 1st Floor Duplex Apartment
- Exclusively for the Over 55's
- 2 Double Bedrooms
- En Suite To Master Bedroom
- Open Plan Living Space
- Allocated Parking Space
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links

Our Seller says....

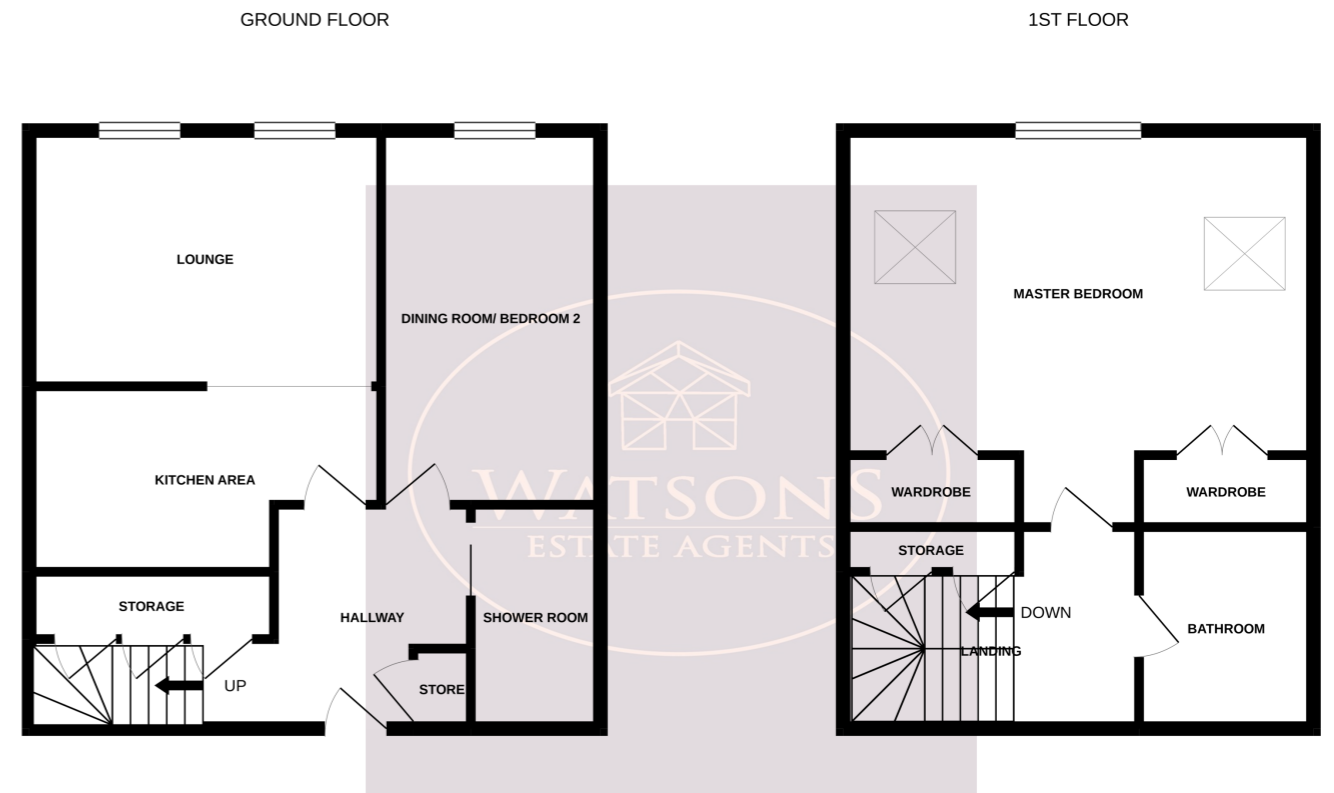
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 17878442

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

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 8am-8pm - 7days



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.
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***** DOWNSIZE IN STYLE ***** An excellent opportunity to acquire a well maintained duplex apartment in this exclusive over 55's development close to the amenities of Eastwood Town Centre. The accommodation comprises in brief; entrance hall, open plan living space, kitchen with integrated appliances and cream high gloss units, bedroom (which is currently used as a dining room) and a shower room fitted with a white suite. Stairs from the hallway provide access to the master bedroom with bespoke fitted wardrobes and a separate bathroom. Outside, the communal gardens are beautifully maintained and enjoy views toward the church. The apartment has a communal parking space and there are also visitors parking bays. For ease, a lift services to ground and first floor and a security intercom to provides security and peace of mind. Centenary Court is situated a short walk from the shops, amenities & public services of Eastwood Town Centre including a doctors, dentists and veterinary surgery. Nearby transport links including the Rainbow One bus service with regular routes to Alfreton, Kimberley & Nottingham City Centre. For a clientele of a certain age this surely ticks all the boxes! Call now for more information or to book a viewing.

Ground Floor

Entrance Hall

Stairs to the upper floor, under stairs storage including cloak room, heat exchange boiler system, radiator. Doors to the open plan living space, bedroom 2, bathroom and utility cupboard.

Utility Cupboard

Plumbing for washing machine and dishwasher and housing the heat interface unit.

Lounge Area

4.34m x 3.15m (14' 3" x 10' 4") 2 uPVC double glazed windows to the front, radiator, sprinkler system, wireless internet connection, ceiling spotlights and open plan to the kitchen area.

Kitchen Area

4.45m x 2.29m (14' 7" x 7' 6") A range of matching high gloss wall & base units, work surfaces incorporating a one & a quarter bowl stainless steel sink & drainer unit. Radiator, integrated appliances to include: waist height oven, induction hob with extractor over and fridge freezer.

Bedroom 2

4.63m x 2.72m (15' 2" x 8' 11") (Currently used as a dining room) UPVC double glazed window to the front, radiator and TV point.

Shower Room

3 piece suite comprising WC, pedestal sink unit and shower cubicle. Ceiling spotlights, radiator and extractor fan.

First Floor

Landing

Storage cupboard, radiator and doors to the bedroom 1 and bathroom.

Bedroom 1

5.81m x 4.9m (19' 1" x 16' 1") UPVC double glazed window to the front, 2 radiators, a range of fitted wardrobes, integrated sprinkler system, velux window with blackout blind and access to the attic.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Ceiling spotlights and radiator.

Outside

Outside, there are well maintained communal gardens and an allocated parking space.