

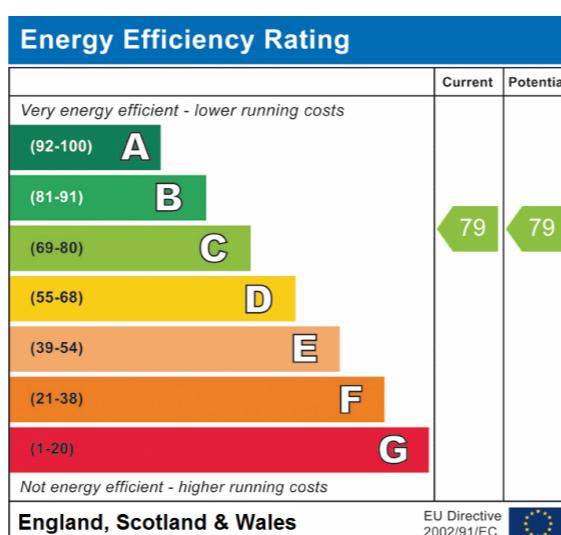
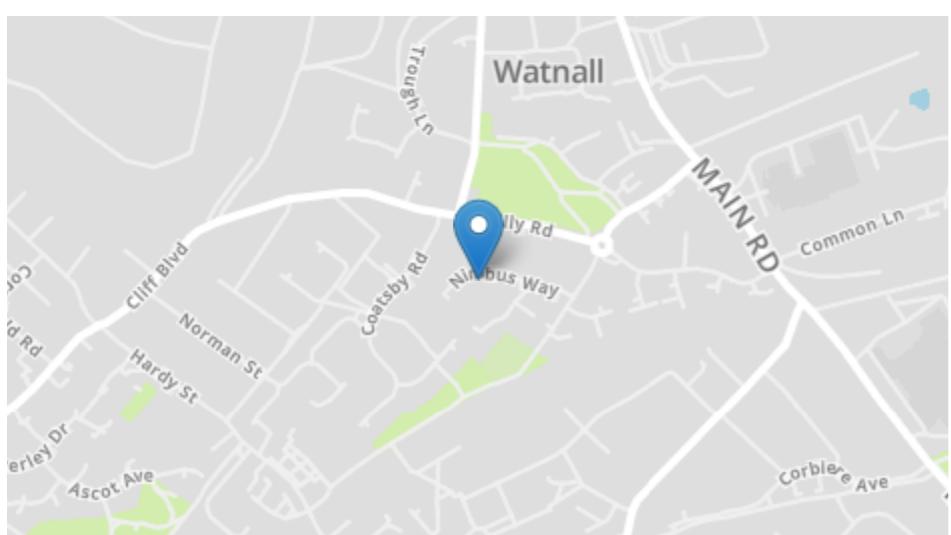
Nimbus Way, Watnall, NG16 1FP

Offers Over £130,000



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want to view?

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Ref - 29768922

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40 Main Street, Kimberley, NG16 2LY  
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- Ground Floor Apartment
- 2 Bedrooms
- 2 Allocated Parking Spaces
- Popular Residential Location
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- No Upward Chain

Our Seller says....



\*\*\* CALLING ALL FIRST TIMERS, DOWN-SIZERS & INVESTORS \*\*\* An excellent opportunity to acquire a modern ground floor 2 bedroom apartment with two allocated parking spaces and its own private garden. Well maintained apartments with a lengthy lease and reasonable service charge aren't always easy to come by, but that's exactly what you get with this stylish apartment in Watnall. The accommodation comprises in brief; entrance porch, lounge with view over looking the rear garden, inner hall, fitted kitchen, three piece bathroom suite and two bedrooms. To the outside the property benefits with its own entrance, to the side two allocated parking spaces and to the rear an enclosed private garden. The property sits on a modern residential development nearby schools include Larkfields, Hollywell & The Kimberley School, all less than a mile away. The shops and amenities of both Kimberley Town Centre & Giltbrook Retail park are just a short drive away and key road & transport links include the A610, which leads to Junction 26 of the M1 motorway.

## Ground Floor

### Entrance Hall

UPVC double glazed door to the front, radiator and door to the lounge.

### Lounge

4.45m x 3.02m (14' 7" x 9' 11") UPVC double glazed window to the rear and radiator. Doors to the inner hall and bedroom 2.

### Inner Hall

Doors to the kitchen, bedroom 1, bathroom and under stairs storage. Radiator.

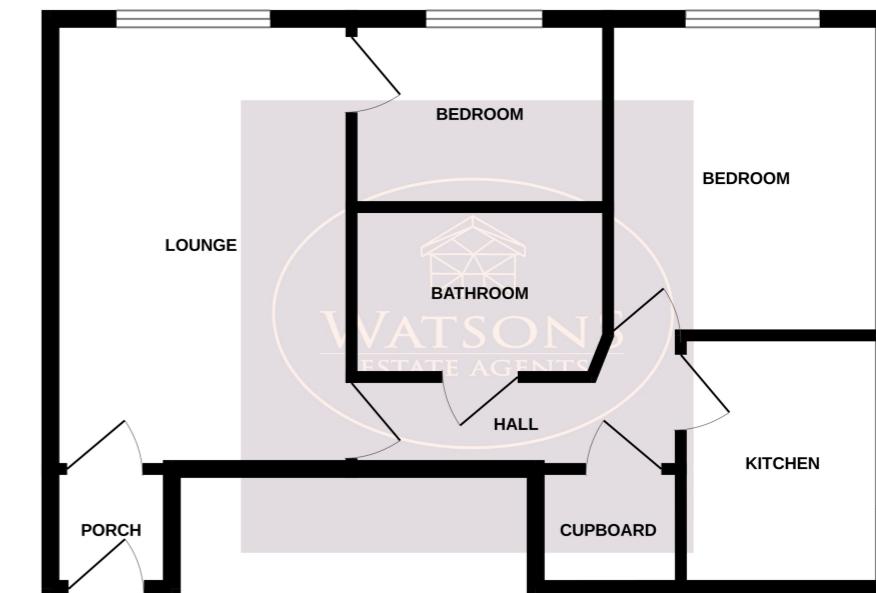
### Dining Kitchen

2.66m x 2.02m (8' 9" x 6' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. UPVC double glazed window to the side, radiator, wall mounted boiler.

### Bedroom 1

3.7m x 2.76m (12' 2" x 9' 1") UPVC double glazed window to the rear, fitted wardrobe and radiator.

## 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 misdescription. Watsons Estate Agents do not accept any liability for any inaccuracies. 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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### Bedroom 2

2.55m x 1.83m (8' 4" x 6' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Extractor fan and radiator.

### Outside

To the rear of the property are 2 allocated parking spaces and access to the rear garden which comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and was last serviced November 2025.

### LEASE INFORMATION

125 years lease term starting 1/3/2003. 102 years left

Ground rent £225.00 per annum

Service charge £332.69 per annum

MP management Company