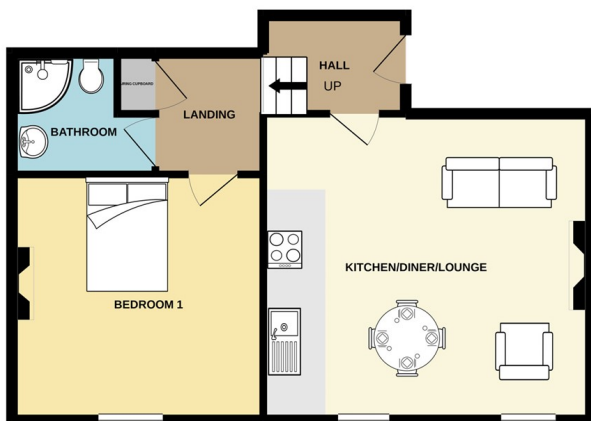




7 The Greyhound 'The Carriageway', Folkingham NG34 0SE

£135,000



*** LUXURY APARTMENT IDEAL FOR FIRST TIME BUY OR INVESTMENT *** This spacious, luxury first floor apartment set within a beautiful Grade II former Coaching Inn in the attractive village of Folkingham, is offered for sale with no onward chain. The imposing and prestigious building includes ten individual properties, all with individual intercom entry systems, an impressive communal reception area and an attractive communal garden which is used often by the current residents to socialise. With views of the attractive Market Place to the front aspect, a wealth of character including feature fireplaces and stone walls and finished to a very high standard, this apartment is a real one-of-a-kind. Accommodation itself comprises of a large open plan kitchen, dining, living room, spacious double bedroom and shower room. The apartment also benefits from resident and visitor parking and a communal basement which can be used for storage of items such as bikes, suitcases, Christmas decorations etc. Viewing is highly recommended to truly appreciate what is on offer. EPC Rating E / Council Tax Band A

ENTRANCE

Communal entrance hallway with security key coded system with door leading through to formal reception and stairs leading up to first floor.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

20' 11" x 18' 3" (6.38m x 5.56m) Feature fireplace, two sash windows overlooking the front aspect, TV point.

Fitted kitchen with a range of Shaker style base, drawer and wall mounted units with work surfaces over, one and half bowl sink unit, built in electric oven and hob with extractor fan. Integrated fridge/freezer, integrated dishwasher and integrated washing machine.

INNER HALLWAY

Built in airing cupboard and radiator.

BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.66m) (approx.) Part exposed brick wall, feature sash window overlooking the front aspect with shutters, radiator, TV point and telephone point.

SHOWER ROOM

Fitted with a suite comprising fully tiled shower area, low level WC and wash hand basin. Radiator, extractor fan and electric shaver point with light.

OUTSIDE

There is a communal garden area with paved patio area and lockable bin/storage area.

An allocated parking space with further visitor spaces.

AGENTS NOTES

Lease information and charges provided by the present owner: 999 year lease.

£1104.00 Communal charge per annum runs from 1st Sept - 31st Aug. Either in one payment or 12 monthly installments of £92

The owner has also advised the windows have recently been thoroughly repainted throughout.

Some of the photographs are of the communal reception areas, communal gardens and communal basement, please call the office on 01778 420011 for further information.

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

