

Riddles Court, Watnall, NG16 1LB

Offers Over £130,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Ground Floor Apartment
- 2 DOUBLE Bedrooms
- Open Plan Living Space
- Fitted Kitchen
- Allocated Parking Space & Visitor Space
- Popular Residential Location
- Ideal First Home or Investment
- Short Drive To Kimberley Town Centre

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 - 27859944

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



**\*\*\*RIDDLE ME THIS, JUST WHAT YOU'VE BEEN LOOKING FOR!\*\*\*** Located within easy access of Kimberley town centre, this spacious TWO DOUBLE bedroom ground floor apartment, comes with an open plan kitchen/living/diner, allocated parking and modern bathroom. A fantastic first time buy. Briefly comprising; hallway, with two storage cupboards, two double bedrooms, bathroom, and open plan kitchen/living/diner. Outside, communal gardens and allocated parking. Located in the desirable village of Watnall, the property lies within easy reach of Kimberley town centre offering an array of shops and pubs/eateries. Close by are excellent road links with the A610 providing access to Nottingham City Centre. Whether you're a first time buyer, investor or looking to downsize, this property won't be around for long, call Watsons today to arrange your viewing.

### Communal Hall

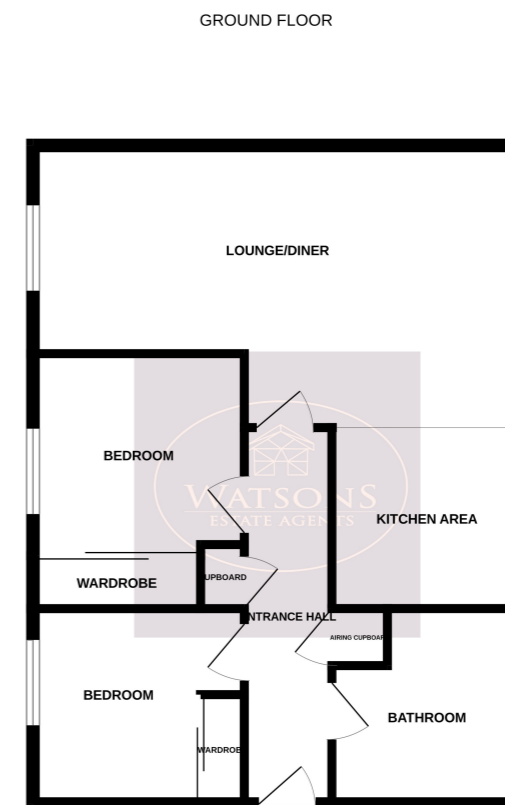
An external communal door leads to the communal hallway and private entrance door. The apartment entrance hall has an intercom system. Door to the entrance hall.

### Entrance Hall

Airing cupboard housing the hot water tank, cloak room, Karndean flooring, radiator and doors to all bedrooms.

### Open Plan Living Space

6.69m x 6.14m (21' 11" x 20' 2") A range of matching wall & base units, work surfaces incorporating a one & a half bowl ceramic sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, washing machine and fridge freezer. Plumbing for dishwasher, Karndean flooring, radiator and uPVC double glazed windows to the rear and side.



While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide 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 Metagis ©2024

### Bedroom 1

3.4m x 2.91m (11' 2" x 9' 7") UPVC double glazed window to the front, fitted mirrored sliding door wardrobes and radiator.

### Bedroom 2

2.93m x 2.59m (9' 7" x 8' 6") UPVC double glazed window to the front, fitted mirrored sliding door wardrobes and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

There is a car park with an allocated parking space and visitors parking.