

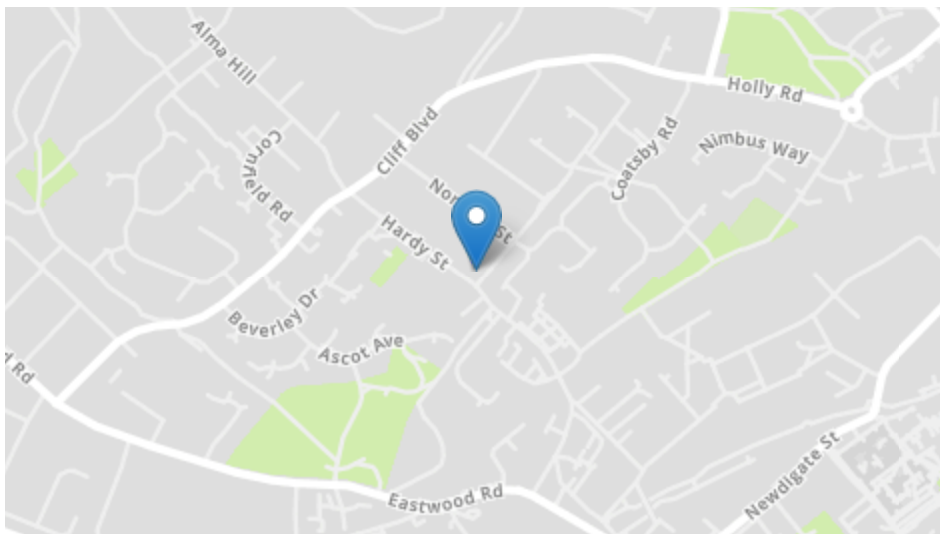
Hardy Street, Kimberley, Nottingham, NG16 2JX

Offers Over £180,000

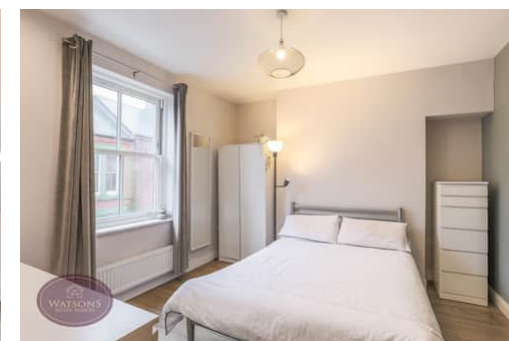


Hardy Street, Kimberley, Nottingham, NG16 2JX

Offers Over £180,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Duplex Apartment
- 3 Storey Accommodation
- 2 Double Bedrooms
- Open Plan Living Space
- Allocated Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Communal Courtyard
- No Upward Chain

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 - 27046194

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



*** STEP ON TO THE LADDER IN STYLE *** This stunning modern apartment would make a great choice for a first time buyer and investors. The property is offered for sale with no upward chain, the property is accessed via an entrance door to the side, accessible from both Hardy Street and the allocated car parking bay at the rear. The ground floor comprises of an entrance hall with access to two double in size bedrooms and a three piece modern shower room. The first floor provides access to the open plan living space including lounge, dining and kitchen areas. The communal garden area is shared with the other 3 apartments and is a well maintained lawned space to enjoy throughout the summer. The allocated car parking bay is accessed via Hanson Close which is a residents only private road. Located within the heart of Kimberley with everything you may need right on your doorstep, why not leave the car at home safely in the allocated parking space and take a short walk to Kimberley Town Centre. You will find a variety of local retail shops, super markets, cafés, restaurants & eateries. For those that like the city life, transport links including the Rainbow One bus are close by taking you straight to Nottingham City Centre as well as the A610 and M1 Motorway only a short drive away. This apartment must be viewed to appreciate the space and lifestyle on offer,

Ground Floor

Outside

Steps up to entrance door and communal garden.

First Floor

Landing

Built in storage cupboard housing the Worcester Bosch combination boiler and plumbing for washing machine, door to the stairs to the second floor and doors to both bedrooms and shower room.

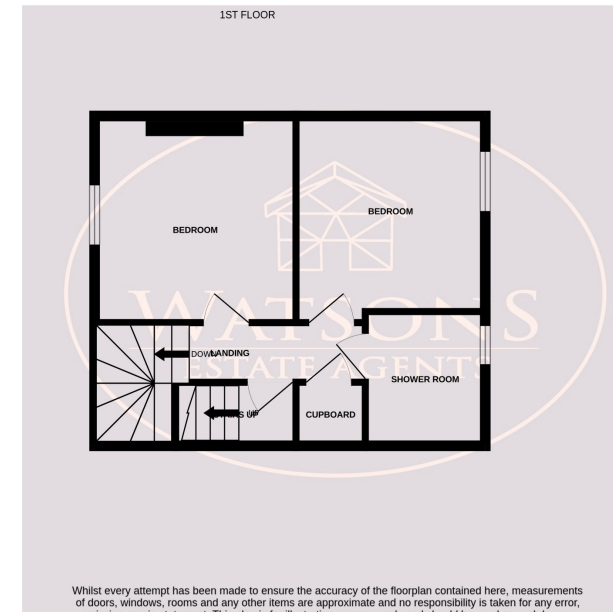
Bedroom 1

3.49m x 3.43m (11' 5" x 11' 3") UPVC double glazed window to the front, ceiling spotlights and radiator.

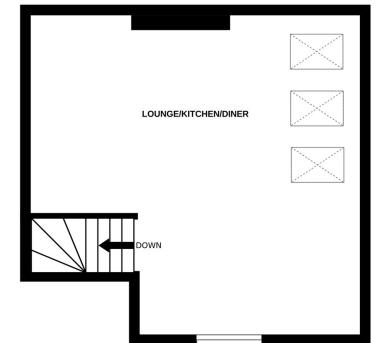
GROUND FLOOR



1ST FLOOR



2ND 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 ©2023

Bedroom 2

3.28m x 3.21m (10' 9" x 10' 6") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, wall mounted sink, and shower cubicle. Ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the rear.

Second Floor

Open Plan Living Space

5.78m x 5.56m (19' 0" x 18' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, ceiling spotlights, 3 uPVC double glazed velux windows and uPVC double glazed window to the side.

Outside

The communal garden area is shared with the other 3 apartments and is a well maintained lawned space to enjoy throughout the summer. The allocated car parking bay is accessed via Hanson Close which is a residents only private road.