

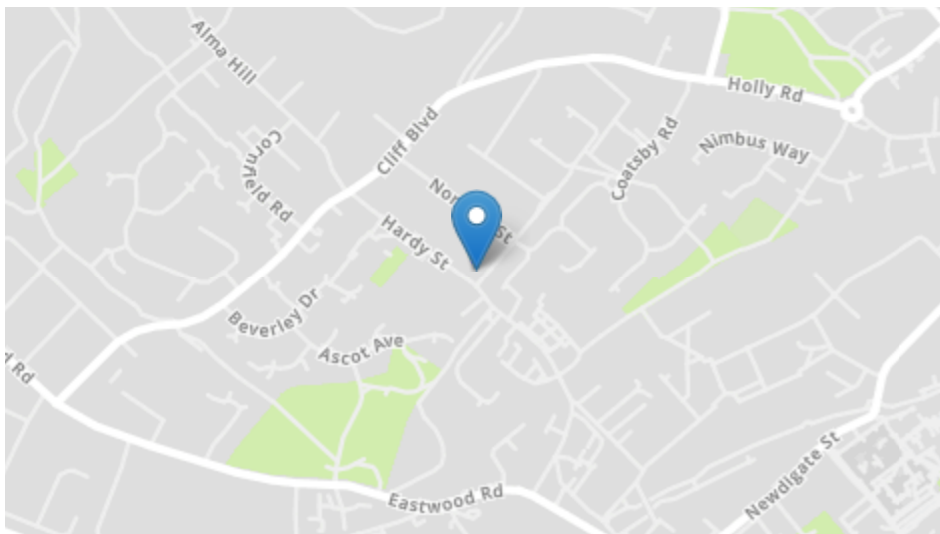
Hardy Street, Kimberley, NG16 2JX

Offers Over £175,000

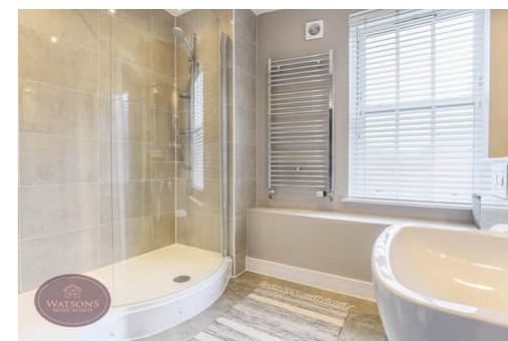


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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



Our Seller says....

- Duplex Apartment
- 3 Storey Accommodation
- 2 Double Bedrooms
- Open Plan Living Space
- Communal Courtyard
- Allocated Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 27367198

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



***** SOMETHING SPECIAL ***** This modern duplex is not your typical apartment, so whether you are a first time buyer looking for something a bit different, or perhaps down-sizing, viewing is **HIGHLY RECOMMENDED**. Newly built in 2017, it is still covered by the 10 year NHBC warranty for peace of mind. At the elevated ground level, the entrance door is to the side, accessible from both Hardy Street and the allocated car parking bay at the rear. From here, stairs lead up to the first floor where the 2 double bedrooms and shower room can be found, as well as some storage space. Stairs then lead up to the amazing open plan living space including lounge, dining and kitchen areas with velux windows affording privacy whilst allowing natural light. 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, you can leave the car at home safely in the allocated parking and take a short walk to Kimberley Town Centre where there is a regular bus service as well as a wealth of amenities - the A610 and M1 Motorway are also only a short drive away. We do really feel this apartment needs to be viewed to be fully appreciated as it gives something a little different to the norm.

Ground Floor

Outside

Steps to entrance door and communal garden.

Entrance

Stairs up to first floor landing.

FIRST FLOOR

Landing to the 2 double bedrooms and shower room.

Bedroom 1

3.55m x 3.5m (11' 8" x 11' 6") Wooden double glazed sash window to the front and radiator.

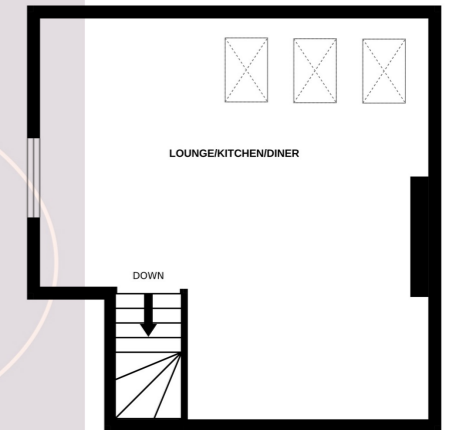
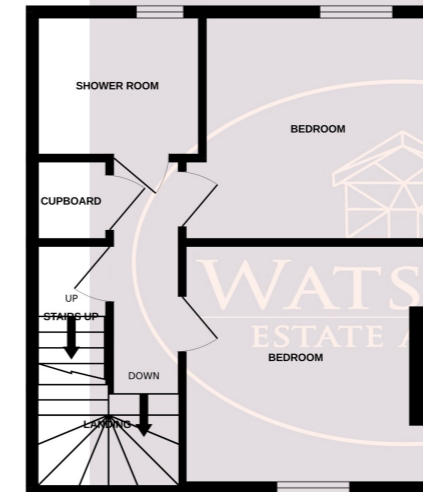
Bedroom 2

3.26m x 2.86m (10' 8" x 9' 5") Wooden double glazed sash window to the rear 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.
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Shower Room

3 piece suite in white comprising: concealed cistern WC, floating vanity sink unit and walk in shower. Chrome heated towel rail, ceiling spotlights and obscured wooden double glazed sash window to the side.

Second Floor

Lounge/Diner/Kitchen

5.66m x 5.13m (18' 7" x 16' 10") 5 skylights, storage cupboard, solid wooden flooring, ceiling spotlights, access to the attic and open to the kitchen area.

Kitchen area: a range of matching high gloss wall & base units, work surfaces incorporating an inset one & half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, microwave and NEFF dishwasher and fridge freezer. 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.