

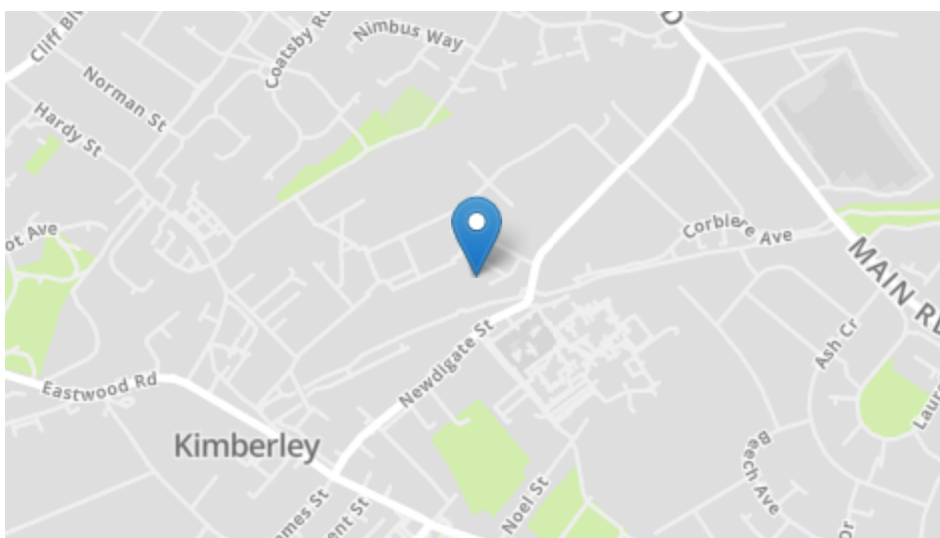
3 Woodland Close, Watnall, NG16 1LJ

£120,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	



- First Floor Apartment
- 2 Bedrooms
- Open Plan Living Space
- Allocated Parking Space
- Intercom Access
- Desirable Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- First Time Buyer or Investor Opportunity

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 - 28306525

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



*** FANTASTIC FIRST TIME BUYERS OPPORTUNITY! *** Ideally suited to young professionals, first time buyers or down-sizers, this first floor apartment in Kimberley is within walking distance to the town centre and all of Kimberley's many amenities. The apartment block is nestled away in a quiet complex just off Newdigate Road and offers high levels of security, convenience and privacy - without the maintenance of a garden. As well as being within walking distance to Kimberley, there is easy access to the M1 motorway, Phoenix Park tram terminus and Nottingham City Centre is only a short drive away too. In brief, the accommodation comprises: communal entrance hallway with intercom access, first floor entrance to open plan lounge, kitchen diner, inner hall to the 2 bedrooms and bathroom fitted with a white suite. Outside, there is an allocated parking space. For more information, or to book your viewing, call our team.

Ground Floor

Communal Entrance

Intercom entry system, communal hallway, stairs to first floor.

Lounge Diner Kitchen

6.67m reducing to 2.45m x 4.97m reducing to 3.28m increasing to (21' 11" x 10' 9") Entrance door, intercom system, 2 uPVC double glazed windows to the side, 2 radiators and door to the inner hall. Kitchen Area - A range of matching wall & base units, integrated electric oven & hob with extractor hood over, inset sink & drainer, plumbing for washing machine.

Inner Hall

Built in cloak cupboard, airing cupboard housing hot water tank, doors to the 2 bedrooms and bathroom.

Bedroom 1

3.34m x 2.92m (10' 11" x 9' 7") UPVC double glazed windows to the front & side and radiator.

Bedroom 2

3.32m x 2.5m (10' 11" x 8' 2") UPVC double glazed windows to the side & rear 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The surfaces, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Bathroom

2.09m x 2.07m (6' 10" x 6' 9") A three piece suite in white comprising: WC, pedestal sink and bath with electric shower over. Obscured uPVC double glazed window to the side, spotlighting to ceiling, heated towel rail and extractor fan.

Outside

Communal grounds and allocated parking space.

LEASE INFORMATION

We are informed by our seller that there are 83 years remaining on the lease and that the combined annual service charge and ground rent is £155 per month.