

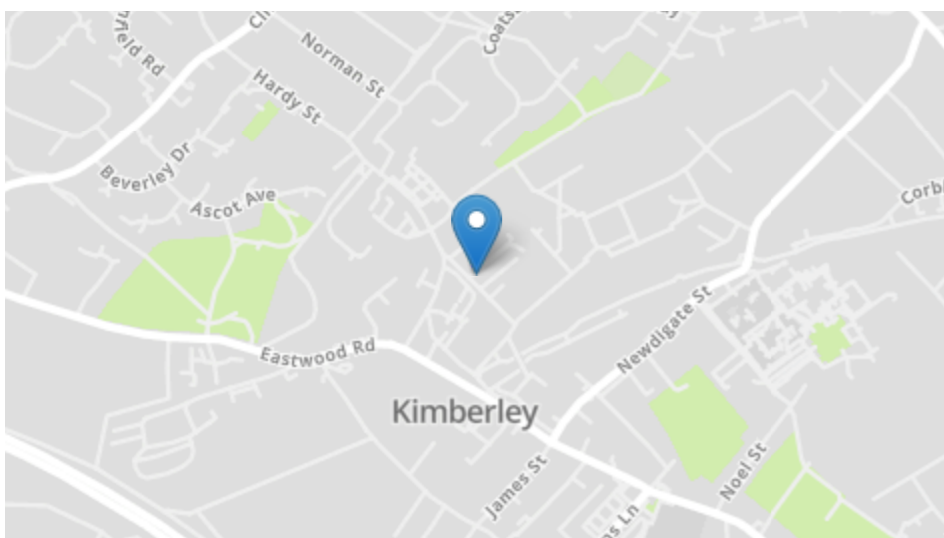
Drayman Court, Kimberley, NG16 2TR

Offers Over £220,000

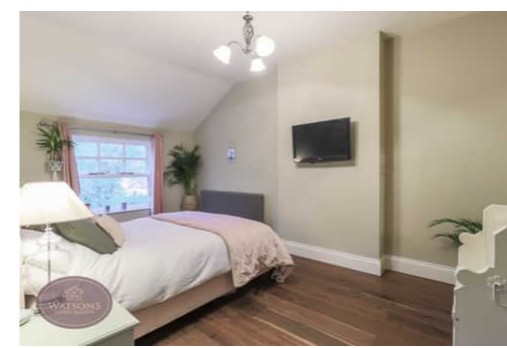


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient -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



Our Seller says....

- First Floor Apartment
- 2 Double Bedrooms
- Exclusive Gated Development
- Open Plan Kitchen & Dining Area
- Upgrades & High Spec Finishes Throughout
- Allocated Car Parking
- Walking Distance From Kimberley Town Centre
- Excellent Road & Public Transport Links

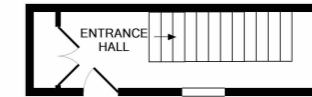
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27000034

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  
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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\*\*\* Just WOW!! \*\*\* Welcome to Drayman Court - an ultra exclusive development just outside Kimberley Town Centre. The buildings surrounding a courtyard (formerly part of the Hardy & Hanson's brewery) have been stylishly converted with features including high ceilings, sash windows and feature exposed brickwork. This location gives easy access to excellent transport links as well as a wide range of shops and amenities, whilst the gated access and first floor position provides great security and seclusion. In brief, the accommodation comprises: entrance hall with stairs leading up to a bright & airy inner hall, lounge with log burner, open plan modern dining kitchen, two double bedrooms and bathroom with a four piece suite. This superb apartment is as good as new and has all the 'luxury extras' including: stylish solid wood flooring, traditional style radiators, granite work surfaces in the kitchen and a range of integrated NEFF appliances. Within the courtyard, there is allocated parking space, ideally suited to today's busy professionals. This is a home where all the hard work has been done so just click the button on the fob to open the electric gates, walk in and enjoy this superb residence.

## Ground Floor

### Entrance Hall

Wooden double glazed window & entrance door into the hall. Solid wood flooring, traditional style radiator, high level window and stairs up to the main accommodation.

### First Floor Hallway

Wooden double glazed sash window to the front, solid wood flooring, 2 traditional style radiators, ceiling spotlights, access to the attic and doors to the lounge, dining kitchen, bedrooms & bathroom.

### Lounge

4.85m x 4.62m (15' 11" x 15' 2") Wooden double glazed bay window to the side, inset multi fuel burner with stone hearth, solid wood flooring and traditional radiator.

### Dining Kitchen

6.94m into the bay x 3.84m (22' 9" x 12' 7") A range of matching shaker style wall & base units with under cabinet lighting, granite work surfaces with inset Belfast sink and mixer tap. Integrated NEFF appliances to include: dishwasher, washer/dryer, waist height oven, microwave, halogen hob with extractor over, microwave, wine cooler & coffee maker. Pull out storage, breakfast bar with seating for 4, 2 traditional radiators, ceiling spotlights, solid wood flooring and wooden double glazed sash windows to the front and side.

### Bedroom 1

5.19m x 3.17m (17' 0" x 10' 5") Wooden double glazed sash window to the rear, solid wood flooring and traditional radiator.

### Bedroom 2

3.2m x 2.86m (10' 6" x 9' 5") Wooden double glazed sash window to the front, solid wood flooring, cupboard housing the combination boiler, access to the attic and traditional radiator.

### Bathroom

4 piece suite comprising WC, traditional free standing ceramic sink unit & oval bath - both with feature exposed piping & brass taps. Walk in rainfall effect shower cubicle with glass screen, chrome heated towel rail and ceiling spotlights.

### Outside

1 allocated parking space within the remote controlled electric gates of the courtyard.

### Other Information

#### Lease Information

The property is held on a 125 year lease which commenced on 1st January 2018.

Service Charge: A fair proportion of the service costs related to the complex is payable between the dwellings. For further information, please contact our office.

#### The Development

The Drayman Court development is made up of 2 apartments & 10 houses. Of the 12 dwellings, 10 are occupied with two due for occupation late 2019. These reclamation developers specialise in restoring historic buildings into bespoke & luxury living accommodation whilst preserving as many original design features as possible.

#### History And Setting

Hanson's Yard is set within grounds of the old Hardy & Hanson's Brewery and incorporates converted parts of the building pre-dating the 1840's as well as the old Kimberley train station from the 1920's, rather than demolish these beautiful buildings the opportunity was taken to reclaim and convert the out buildings, stables and other parts to give an exclusive development of unique homes which now sits within a conservation area within a geological site of special scientific interest, surrounded by protected trees and nature reserves.