

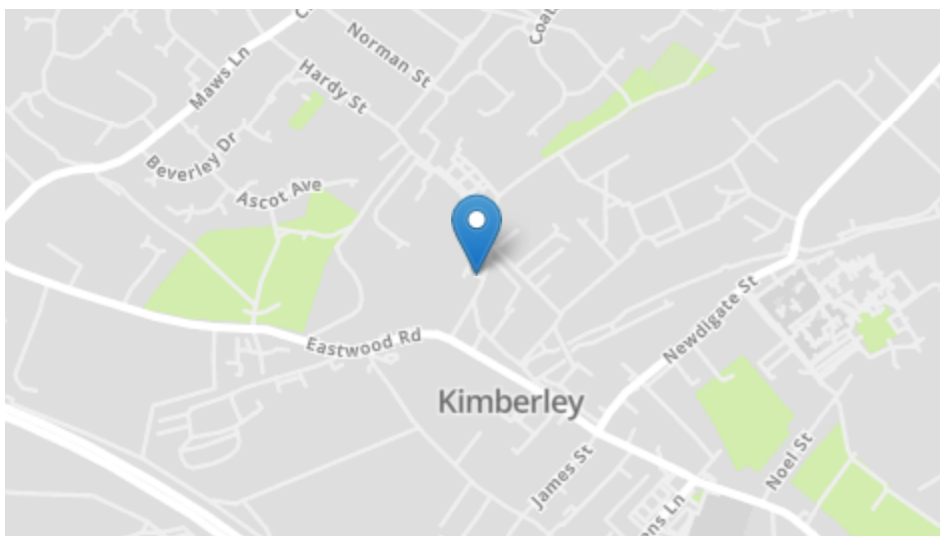
The Maltings, Old Brewery Yard, Kimberley, NG16 2YT

Offers Over £160,000

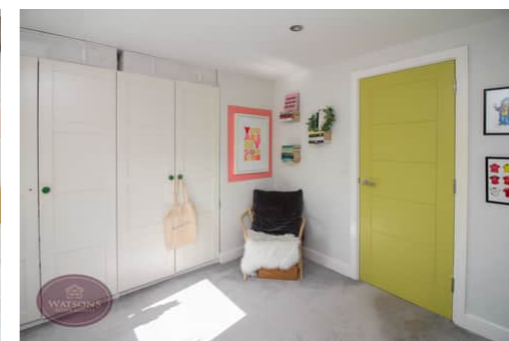


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Second Floor Apartment
- 2 Double Bedrooms
- En Suite To Bedroom 1
- Open Plan Living Space
- Allocated Parking Space
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ideal First Home Or Investment
- Partly Furnished

Our Seller says....
 Furniture included in the purchase: - 3 seater sofa, love seat, tv stand with matching side table, small dining table with 2 chairs, washer/ dryer, SMEG fridge, king sized bed and wardrobes

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 - 21647070

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



***** ENJOY THE HIGH LIFE ***** For those looking for modern living, this converted apartment boasts character and charm throughout as well as offering high spec open plan living. If you're looking for your first home or perhaps downsizing, this property could tick every single box is offered partly furnished including kitchen appliances (see note below for full listing). Accommodation in brief comprises; welcoming entrance hall, open plan dining/living area with bespoke original wooden beam, good size master bedroom with three piece en suite, second double bedroom and three piece shower room. 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, call our team today to arrange your viewing! (8am - 8pm 7 days a week).

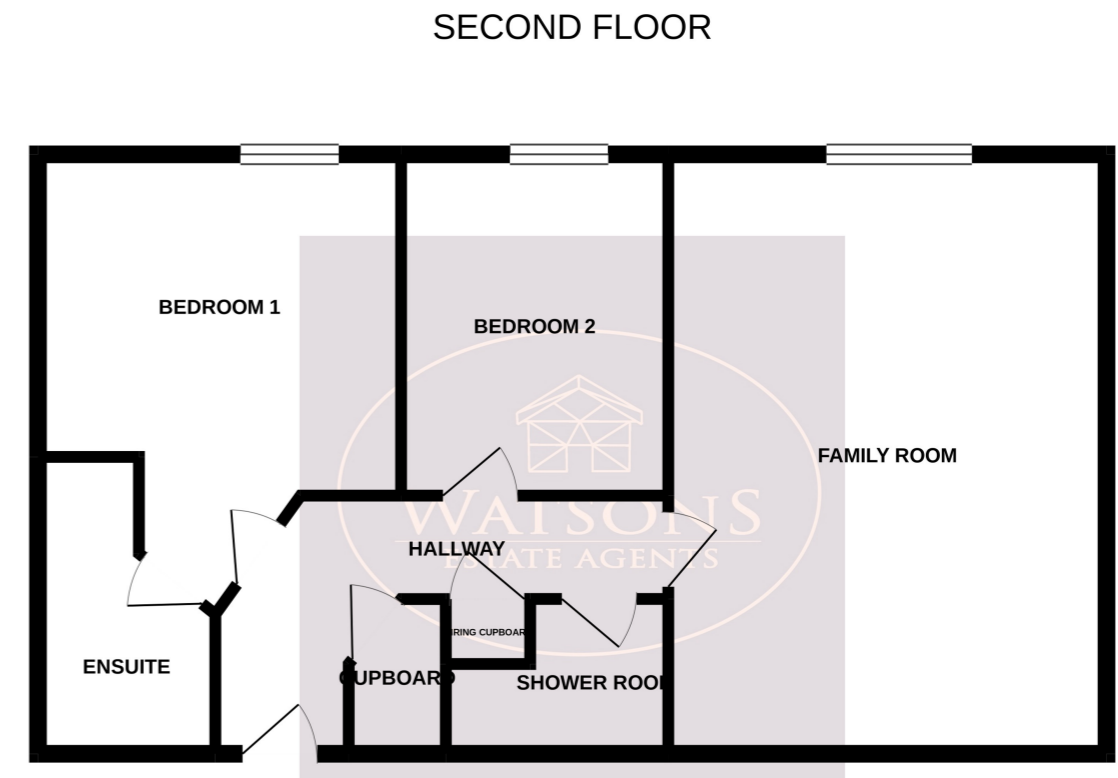
Second Floor

Entrance Hall

Entrance Hall, intercom system, wood effect laminate flooring, radiator and doors to both bedrooms, shower room and open plan lounge/kitchen diner. Built in storage cupboard and airing cupboard. Feature ceiling beams.

Open Plan Living Space

6.11m x 4.45m (20' 1" x 14' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Waist height electric oven and 4 ring electric hob with extractor over. Washing machine, dryer and SMEG fridge. UPVC double glazed window to the rear, wood effect laminate flooring, ceiling spotlights and 2 radiators.



Bedroom 1

3.71m max x 3.37m (12' 2" x 11' 1") UPVC double glazed window to the front, ceiling spotlights, radiator, feature ceiling beams and wood effect laminate flooring.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, extractor fan, feature ceiling beams, tiled flooring and ceiling spotlights.

Bedroom 2

2.87m x 3.68m (9' 5" x 12' 1") UPVC double glazed window to the front, ceiling spotlights, radiator, feature ceiling beams and wood effect laminate flooring.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Ceiling spotlights, extractor fan, tiled flooring and feature ceiling beams.

Outside

1 allocated parking space located in the complex courtyard.

LEASE INFORMATION